

# Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



## April 2024

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 31.2 percent for single family homes and 19.1 percent for townhouse-condo properties. Under Contracts increased 11.9 percent for single family homes but decreased 12.1 percent for townhouse-condo properties.

The Median Sales Price was up 5.7 percent to \$700,000 for single family homes and 3.8 percent to \$415,000 for townhouse-condo properties. Days on Market decreased 10.7 percent for single family homes but increased 40.0 percent for townhouse-condo properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

## Activity Snapshot

<b>+ 19.9%</b>	<b>- 0.4%</b>	<b>+ 6.5%</b>
One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties

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# Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,893	<b>3,270</b>	+ 13.0%	--	--	--
Under Contract		2,232	<b>2,497</b>	+ 11.9%	7,694	<b>8,040</b>	+ 4.5%
New Listings		2,475	<b>3,247</b>	+ 31.2%	8,238	<b>9,633</b>	+ 16.9%
Sold Listings		1,963	<b>2,065</b>	+ 5.2%	6,610	<b>6,702</b>	+ 1.4%
Days on Market		28	<b>25</b>	- 10.7%	39	<b>37</b>	- 5.1%
Median Sales Price		\$662,500	<b>\$700,000</b>	+ 5.7%	\$640,000	<b>\$675,000</b>	+ 5.5%
Avg. Sales Price		\$799,305	<b>\$872,377</b>	+ 9.1%	\$771,683	<b>\$824,753</b>	+ 6.9%
Pct. of List Price Received		100.5%	<b>100.1%</b>	- 0.4%	99.6%	<b>99.6%</b>	0.0%
Affordability Index		46	<b>41</b>	- 10.9%	48	<b>43</b>	- 10.4%

# Townhouse-Condo Market Overview



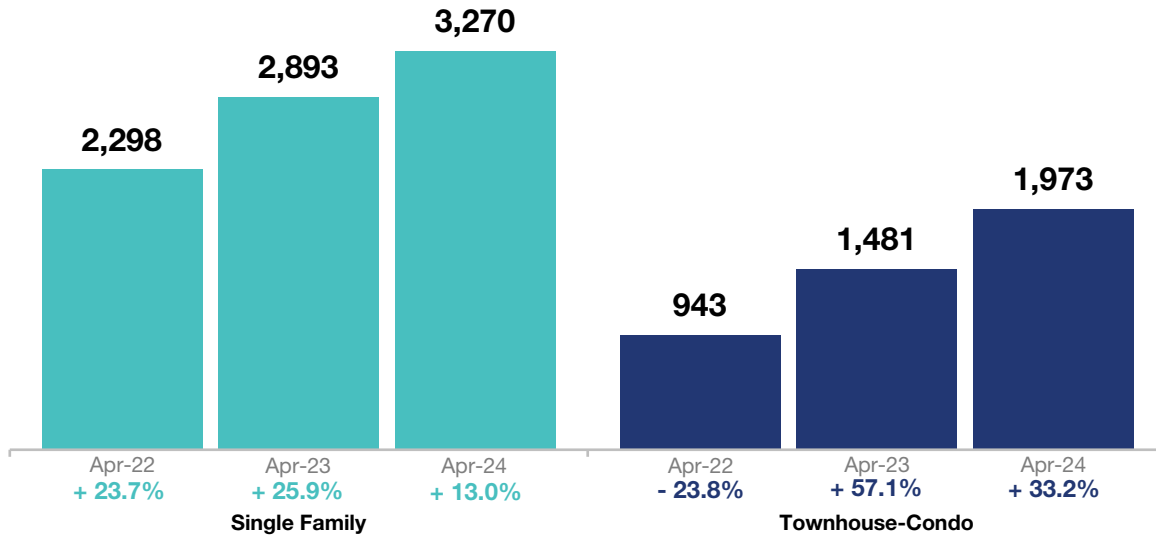
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		1,481	<b>1,973</b>	+ 33.2%	--	--	--
Under Contract		1,067	<b>938</b>	- 12.1%	3,695	<b>3,275</b>	- 11.4%
New Listings		1,165	<b>1,388</b>	+ 19.1%	4,114	<b>4,511</b>	+ 9.6%
Sold Listings		953	<b>840</b>	- 11.9%	3,116	<b>2,833</b>	- 9.1%
Days on Market		25	<b>35</b>	+ 40.0%	35	<b>44</b>	+ 25.7%
Median Sales Price		\$400,000	<b>\$415,000</b>	+ 3.8%	\$400,000	<b>\$410,000</b>	+ 2.5%
Avg. Sales Price		\$466,296	<b>\$474,270</b>	+ 1.7%	\$469,327	<b>\$474,592</b>	+ 1.1%
Pct. of List Price Received		100.0%	<b>99.2%</b>	- 0.8%	99.4%	<b>99.1%</b>	- 0.3%
Affordability Index		76	<b>69</b>	- 9.2%	76	<b>70</b>	- 7.9%

# Inventory of Active Listings

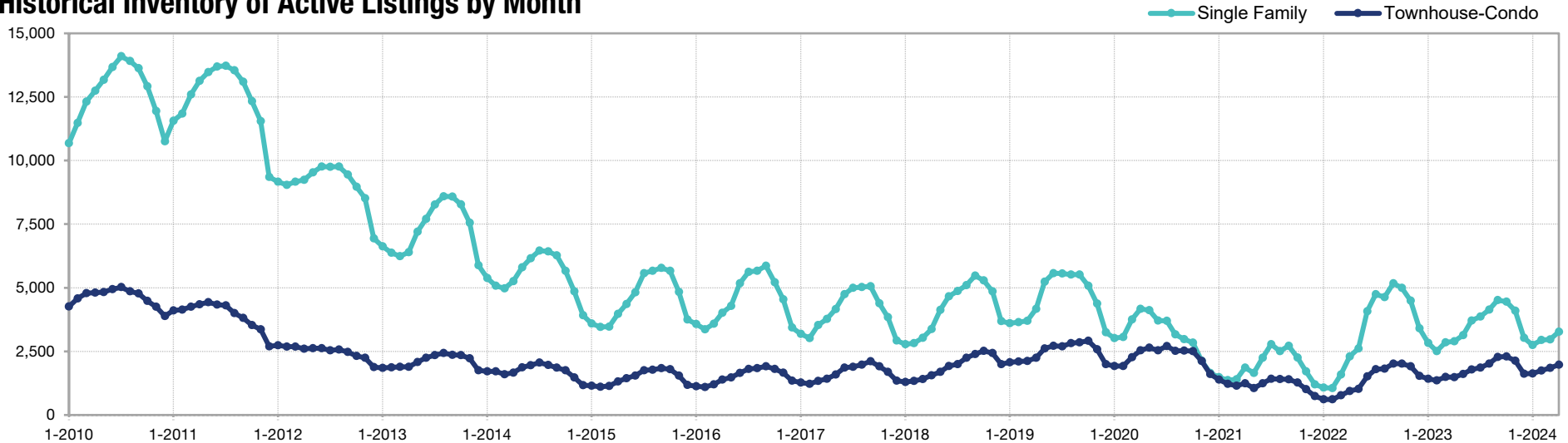


## April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	3,131	+19.8%	1,608	+56.6%
Jun-2023	3,705	-9.0%	1,790	+18.5%
Jul-2023	3,868	-18.5%	1,856	+3.5%
Aug-2023	4,133	-10.8%	2,014	+11.0%
Sep-2023	4,510	-12.8%	2,280	+13.0%
Oct-2023	4,450	-10.9%	2,302	+14.0%
Nov-2023	4,096	-8.9%	2,130	+11.5%
Dec-2023	3,031	-11.0%	1,615	+4.9%
Jan-2024	2,750	-3.0%	1,624	+14.3%
Feb-2024	2,947	+17.6%	1,743	+28.9%
Mar-2024	2,968	+3.9%	1,845	+23.3%
<b>Apr-2024</b>	<b>3,270</b>	<b>+13.0%</b>	<b>1,973</b>	<b>+33.2%</b>

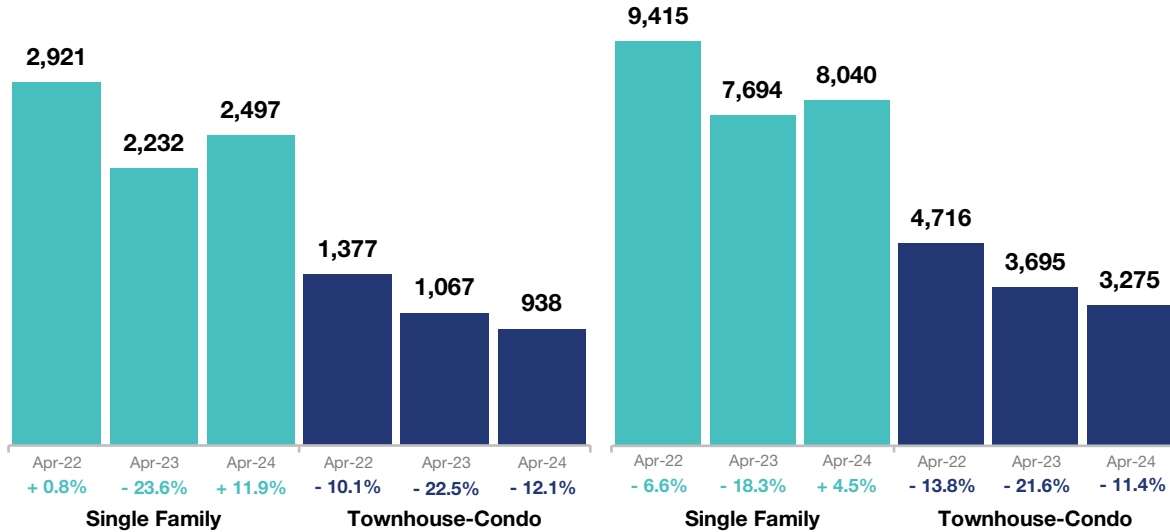
## Historical Inventory of Active Listings by Month



# Under Contract

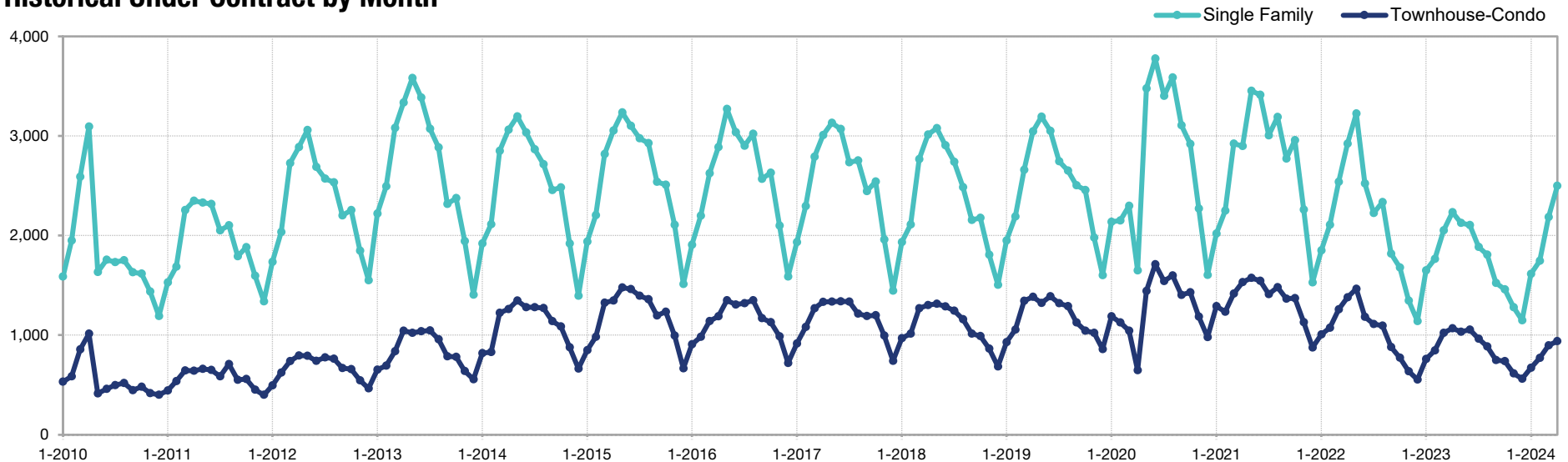


## April



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	2,125	-34.1%	1,032	-29.5%
Jun-2023	2,103	-16.6%	1,053	-10.9%
Jul-2023	1,885	-15.2%	963	-13.3%
Aug-2023	1,808	-22.6%	886	-18.9%
Sep-2023	1,524	-16.1%	748	-15.0%
Oct-2023	1,459	-13.0%	739	-4.3%
Nov-2023	1,279	-5.0%	614	-3.5%
Dec-2023	1,147	+0.6%	561	+1.3%
Jan-2024	1,615	-2.0%	672	-11.6%
Feb-2024	1,744	-1.1%	769	-9.0%
Mar-2024	2,184	+6.5%	896	-12.4%
<b>Apr-2024</b>	<b>2,497</b>	<b>+11.9%</b>	<b>938</b>	<b>-12.1%</b>

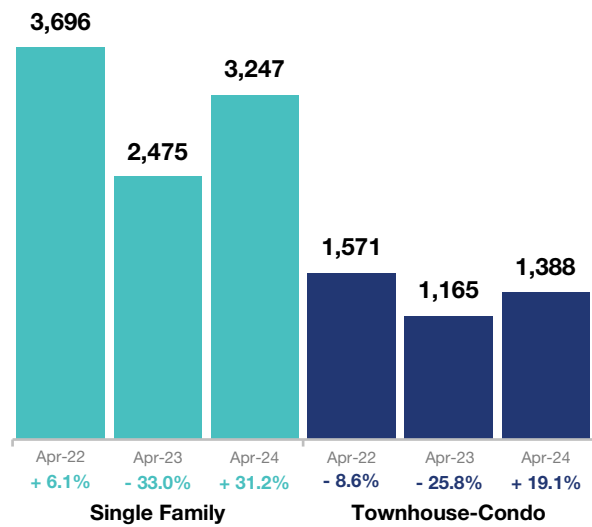
## Historical Under Contract by Month



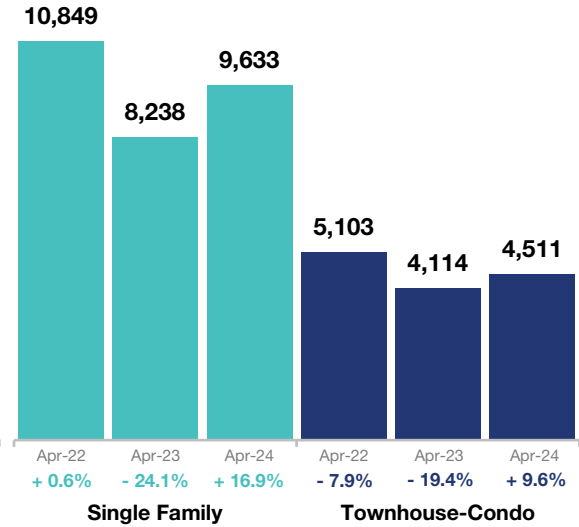
# New Listings



## April

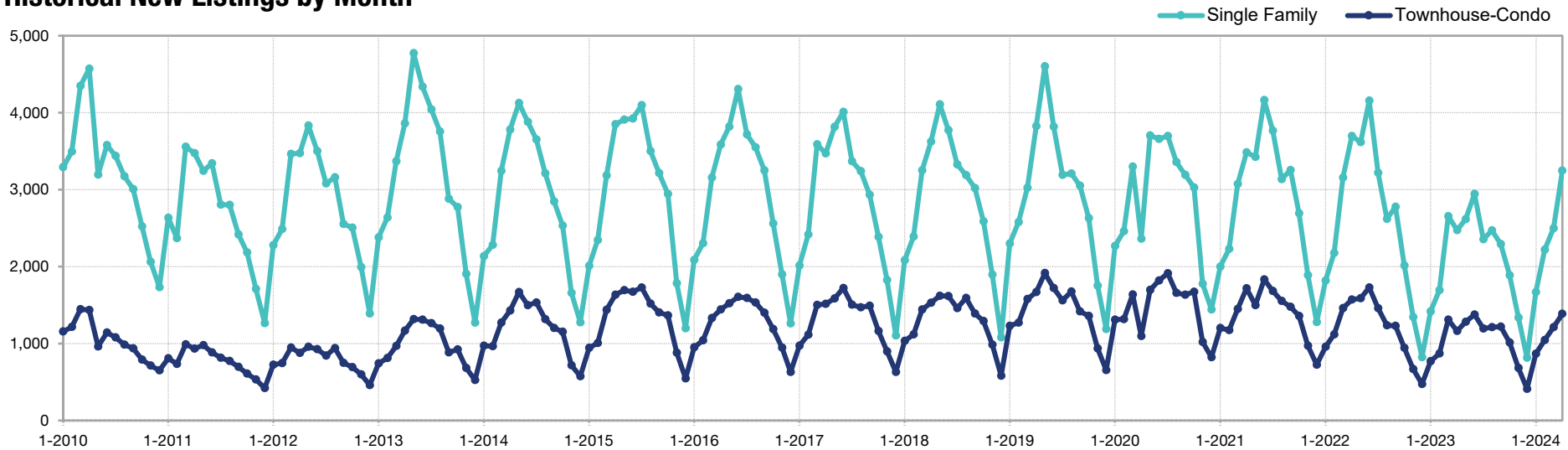


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	2,618	-27.6%	1,281	-19.4%
Jun-2023	2,945	-29.1%	1,375	-20.4%
Jul-2023	2,354	-26.9%	1,193	-18.3%
Aug-2023	2,469	-5.7%	1,211	-1.9%
Sep-2023	2,291	-17.5%	1,219	-0.8%
Oct-2023	1,889	-6.2%	1,014	+7.3%
Nov-2023	1,336	-0.6%	684	+2.1%
Dec-2023	815	-0.7%	412	-13.3%
Jan-2024	1,670	+17.9%	866	+12.8%
Feb-2024	2,219	+31.1%	1,046	+20.0%
Mar-2024	2,497	-5.9%	1,211	-7.5%
<b>Apr-2024</b>	<b>3,247</b>	<b>+31.2%</b>	<b>1,388</b>	<b>+19.1%</b>

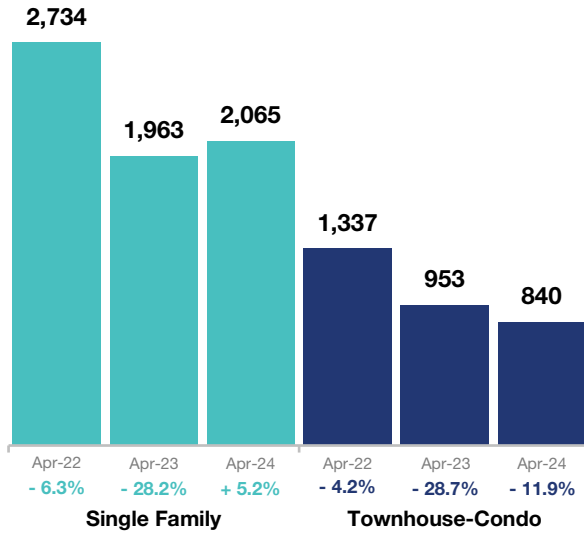
## Historical New Listings by Month



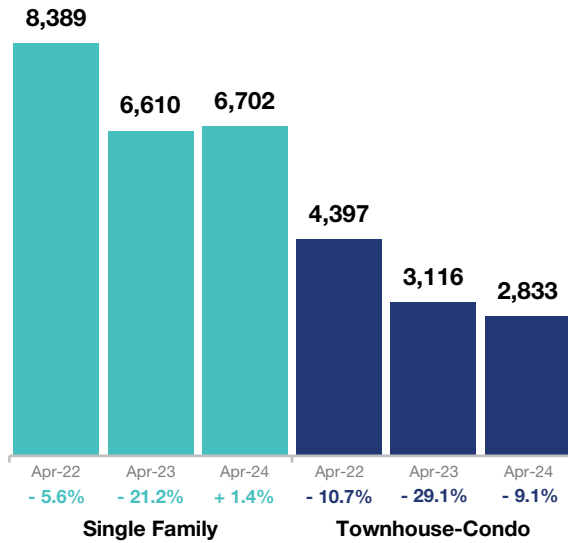
# Sold Listings



## April

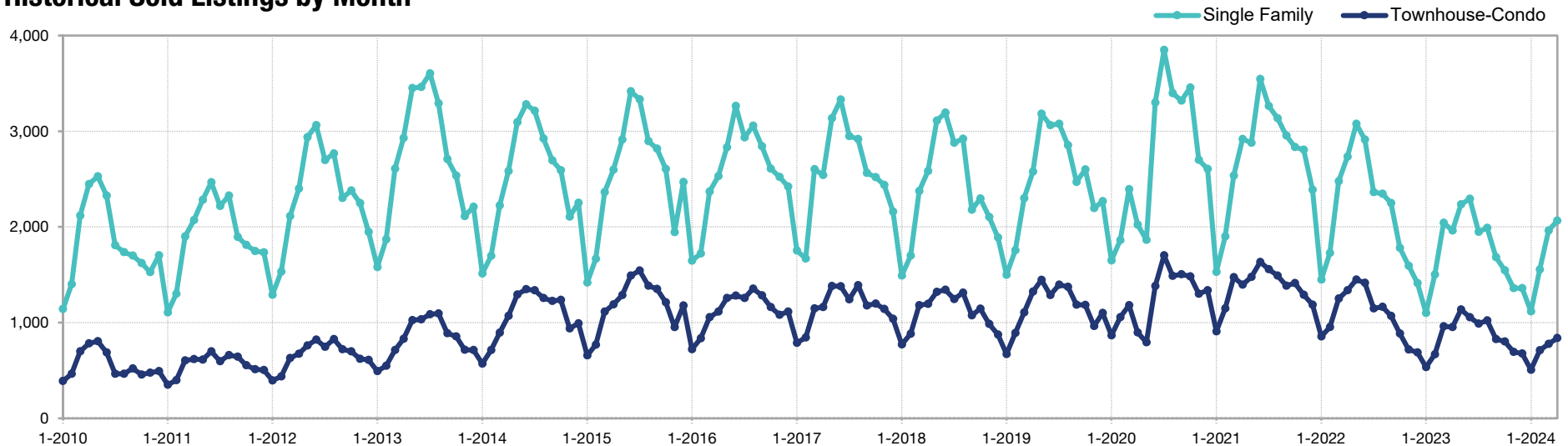


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	2,235	-27.3%	1,137	-21.5%
Jun-2023	2,295	-21.2%	1,055	-25.4%
Jul-2023	1,949	-17.6%	989	-13.8%
Aug-2023	1,991	-15.1%	1,024	-12.0%
Sep-2023	1,682	-25.2%	828	-22.5%
Oct-2023	1,548	-13.0%	803	-9.4%
Nov-2023	1,361	-14.6%	694	-3.5%
Dec-2023	1,361	-3.6%	678	-1.6%
Jan-2024	1,118	+1.5%	507	-5.1%
Feb-2024	1,556	+3.7%	709	+6.0%
Mar-2024	1,963	-4.0%	777	-19.1%
<b>Apr-2024</b>	<b>2,065</b>	<b>+5.2%</b>	<b>840</b>	<b>-11.9%</b>

## Historical Sold Listings by Month

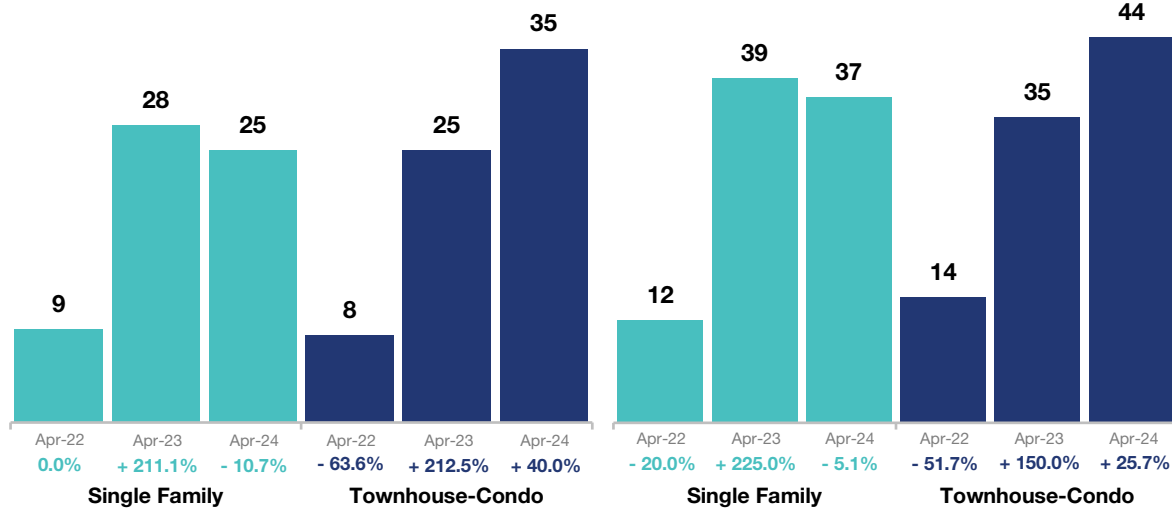


# Days on Market Until Sale



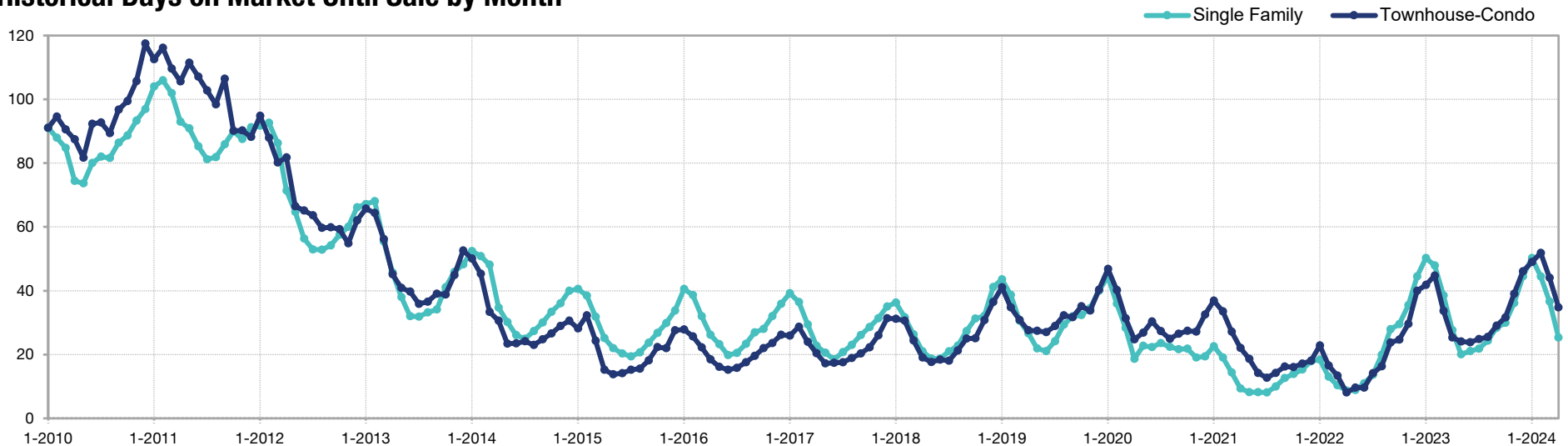
## April

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	20	+122.2%	24	+140.0%
Jun-2023	21	+90.9%	24	+140.0%
Jul-2023	22	+57.1%	25	+78.6%
Aug-2023	24	+20.0%	25	+56.3%
Sep-2023	28	0.0%	29	+20.8%
Oct-2023	30	0.0%	32	+28.0%
Nov-2023	36	+2.9%	39	+30.0%
Dec-2023	44	0.0%	46	+15.0%
Jan-2024	50	0.0%	49	+16.7%
Feb-2024	45	-6.3%	52	+15.6%
Mar-2024	37	-5.1%	44	+29.4%
<b>Apr-2024</b>	<b>25</b>	<b>-10.7%</b>	<b>35</b>	<b>+40.0%</b>

## Historical Days on Market Until Sale by Month

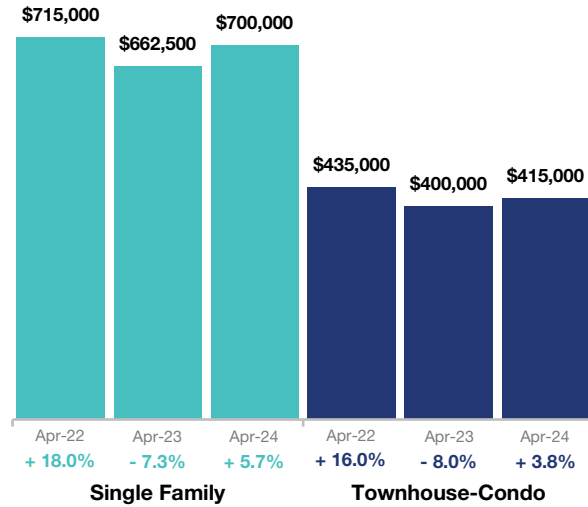




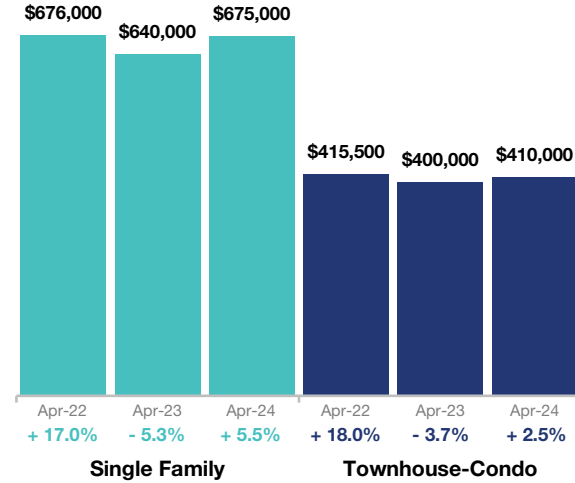
# Median Sales Price



## April

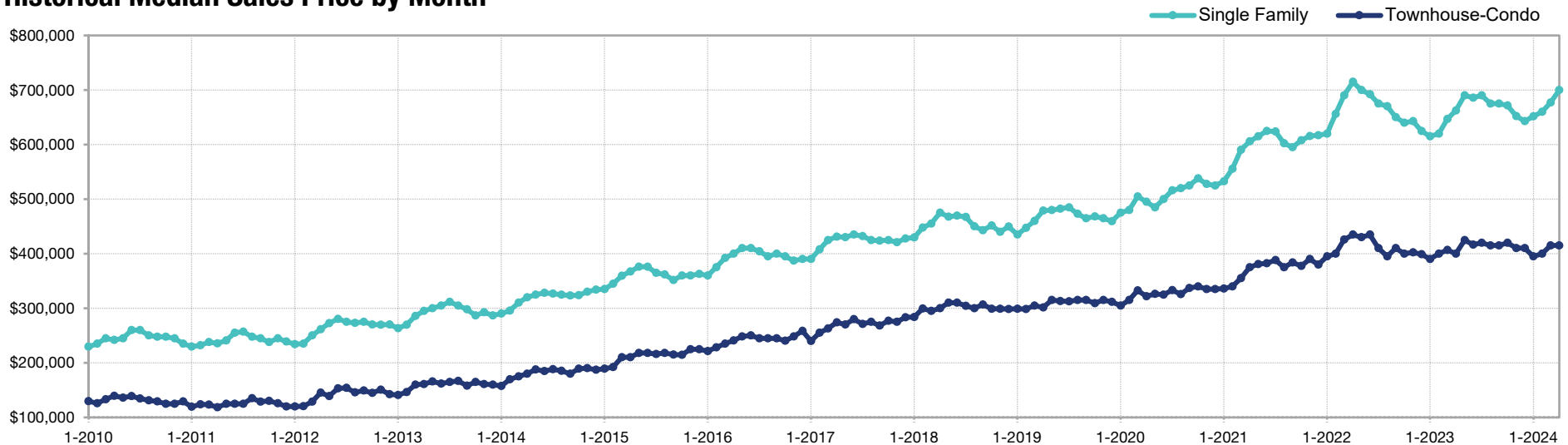


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$690,000	-1.4%	\$424,950	-1.2%
Jun-2023	\$686,000	-0.9%	\$416,500	-4.3%
Jul-2023	\$690,000	+2.2%	\$420,000	+2.4%
Aug-2023	\$675,000	+0.7%	\$415,000	+5.1%
Sep-2023	\$674,900	+3.8%	\$415,000	+1.2%
Oct-2023	\$671,475	+4.9%	\$420,000	+5.0%
Nov-2023	\$652,000	+1.4%	\$410,000	+1.9%
Dec-2023	\$643,000	+2.9%	\$410,000	+2.8%
Jan-2024	\$651,700	+6.0%	\$395,000	+1.3%
Feb-2024	\$660,000	+6.5%	\$400,000	0.0%
Mar-2024	\$677,000	+4.7%	\$415,000	+2.1%
<b>Apr-2024</b>	<b>\$700,000</b>	<b>+5.7%</b>	<b>\$415,000</b>	<b>+3.8%</b>

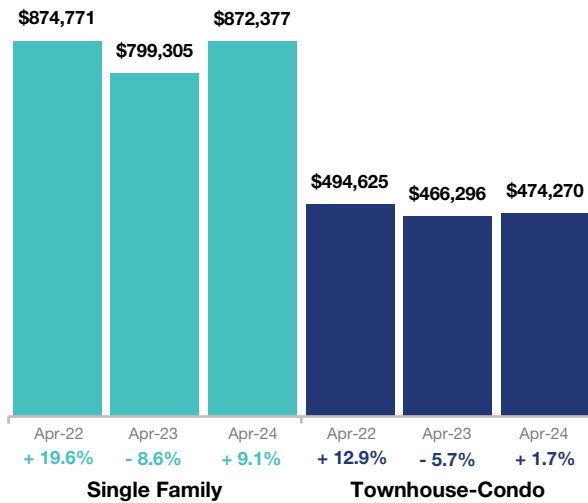
## Historical Median Sales Price by Month



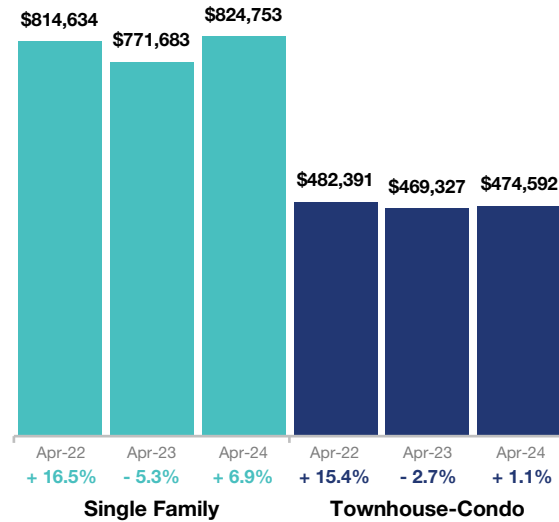
# Average Sales Price



## April

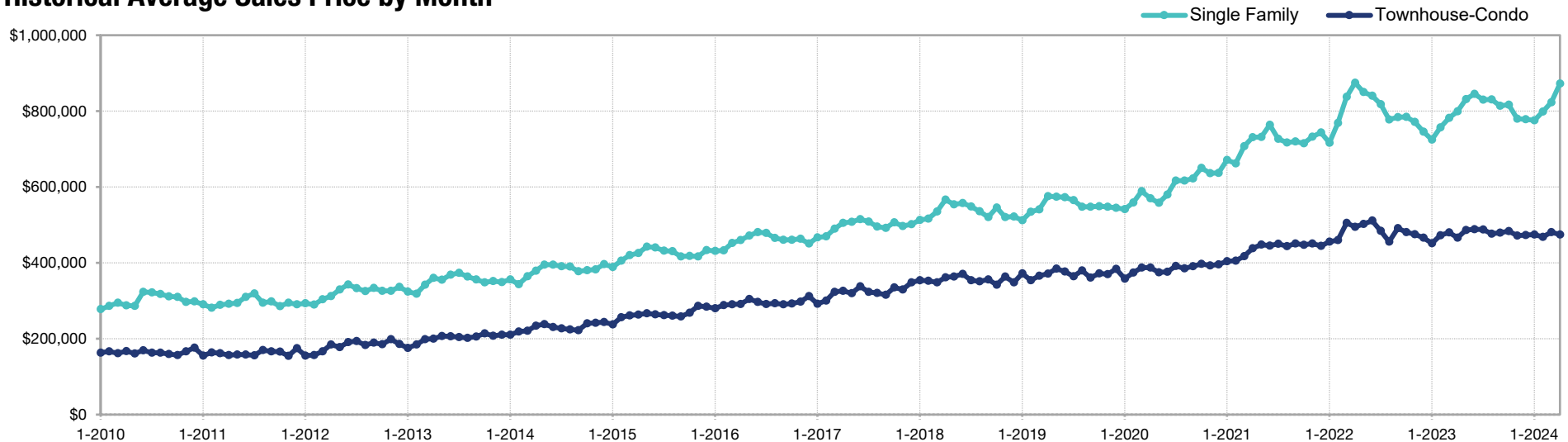


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$831,145	-2.2%	\$486,245	-3.2%
Jun-2023	\$845,487	+0.6%	\$488,603	-4.4%
Jul-2023	\$830,084	+1.5%	\$487,489	+0.6%
Aug-2023	\$830,726	+6.9%	\$476,911	+4.6%
Sep-2023	\$813,955	+3.8%	\$479,681	-2.4%
Oct-2023	\$816,412	+4.0%	\$483,648	+0.6%
Nov-2023	\$779,518	+1.0%	\$471,900	-0.8%
Dec-2023	\$778,517	+4.4%	\$473,457	+1.5%
Jan-2024	\$775,837	+7.1%	\$474,428	+5.1%
Feb-2024	\$798,870	+5.6%	\$468,295	-0.9%
Mar-2024	\$823,028	+5.3%	\$480,792	+0.2%
<b>Apr-2024</b>	<b>\$872,377</b>	<b>+9.1%</b>	<b>\$474,270</b>	<b>+1.7%</b>

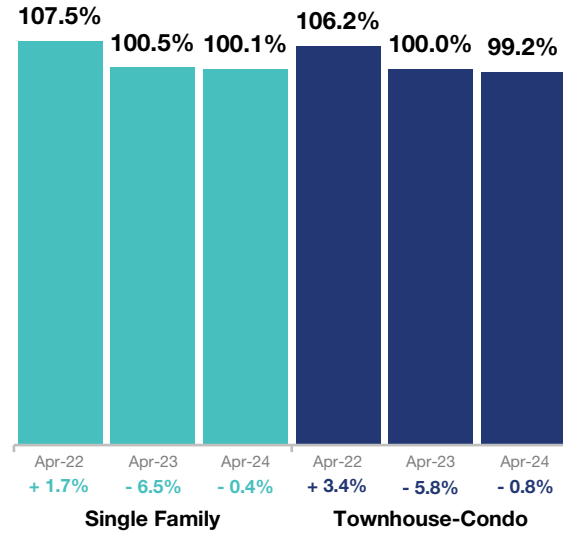
## Historical Average Sales Price by Month



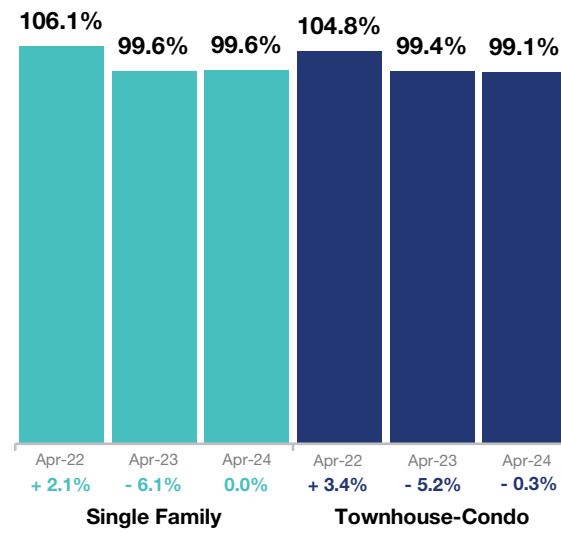
# Percent of List Price Received



## April

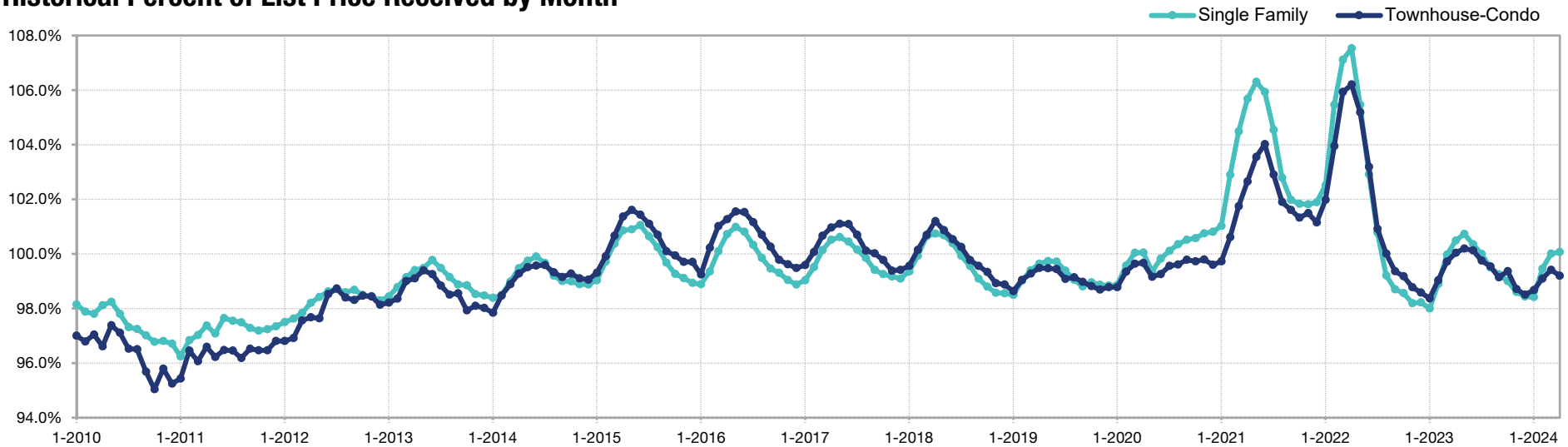


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	100.7%	-4.5%	100.2%	-4.8%
Jun-2023	100.4%	-2.4%	100.1%	-3.0%
Jul-2023	100.0%	-0.8%	99.8%	-1.1%
Aug-2023	99.5%	+0.3%	99.5%	-0.5%
Sep-2023	99.2%	+0.5%	99.1%	-0.3%
Oct-2023	99.0%	+0.4%	99.4%	+0.2%
Nov-2023	98.6%	+0.4%	98.7%	-0.1%
Dec-2023	98.4%	+0.2%	98.5%	-0.1%
Jan-2024	98.4%	+0.4%	98.7%	+0.3%
Feb-2024	99.5%	+0.6%	99.1%	+0.1%
Mar-2024	100.0%	0.0%	99.4%	-0.3%
<b>Apr-2024</b>	<b>100.1%</b>	<b>-0.4%</b>	<b>99.2%</b>	<b>-0.8%</b>

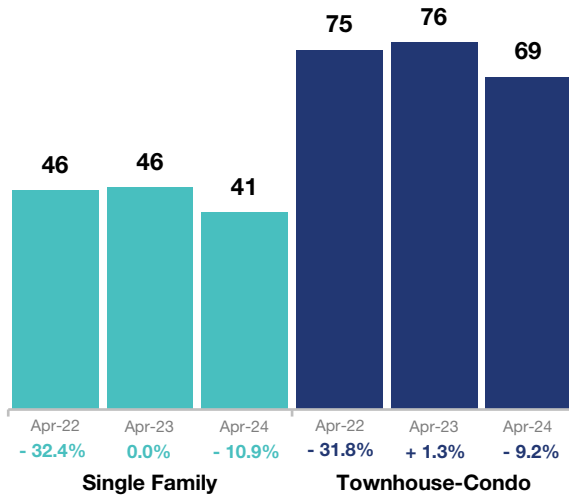
## Historical Percent of List Price Received by Month



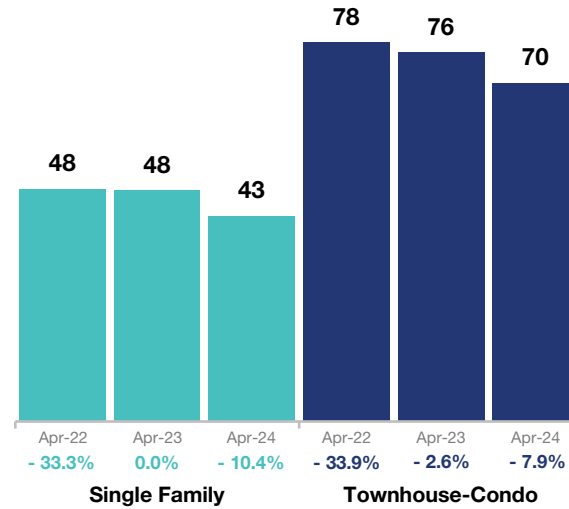
# Housing Affordability Index



## April

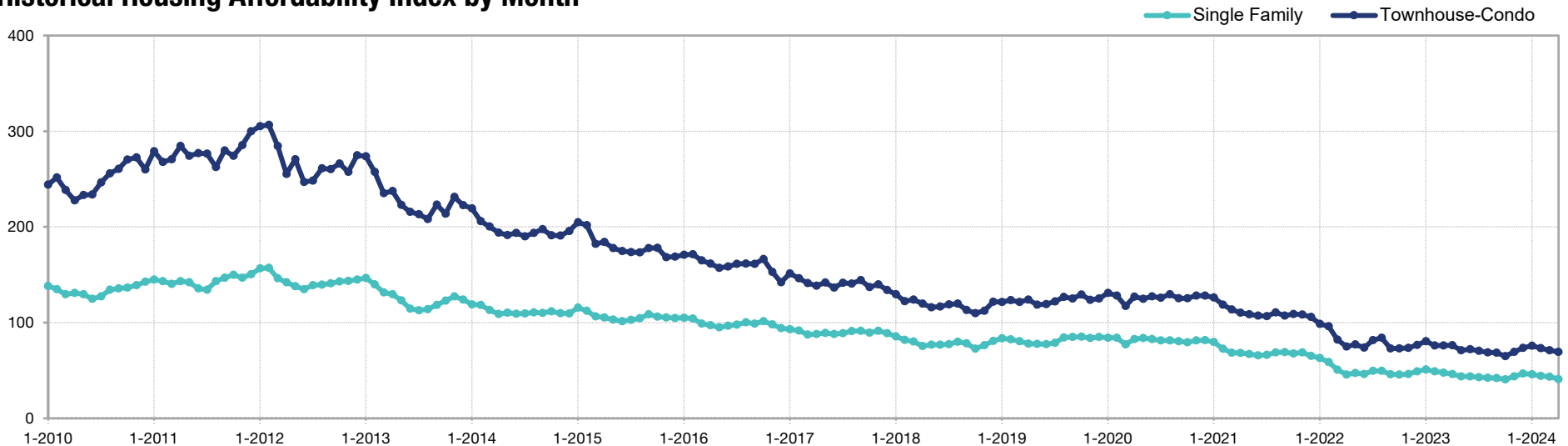


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	44	-6.4%	71	-7.8%
Jun-2023	44	-4.3%	72	-2.7%
Jul-2023	43	-14.0%	71	-13.4%
Aug-2023	42	-16.0%	69	-17.9%
Sep-2023	42	-8.7%	68	-6.8%
Oct-2023	41	-10.9%	65	-11.0%
Nov-2023	44	-4.3%	69	-6.8%
Dec-2023	47	-4.1%	73	-5.2%
Jan-2024	46	-9.8%	76	-5.0%
Feb-2024	44	-10.2%	73	-3.9%
Mar-2024	44	-8.3%	71	-6.6%
<b>Apr-2024</b>	<b>41</b>	<b>-10.9%</b>	<b>69</b>	<b>-9.2%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		4,374	<b>5,243</b>	+ 19.9%	--	--	--
Under Contract		3,299	<b>3,435</b>	+ 4.1%	11,389	<b>11,315</b>	- 0.6%
New Listings		3,640	<b>4,635</b>	+ 27.3%	12,352	<b>14,144</b>	+ 14.5%
Sold Listings		2,916	<b>2,905</b>	- 0.4%	9,726	<b>9,535</b>	- 2.0%
Days on Market		27	<b>28</b>	+ 3.7%	38	<b>39</b>	+ 2.6%
Median Sales Price		\$591,500	<b>\$630,000</b>	+ 6.5%	\$580,000	<b>\$610,000</b>	+ 5.2%
Avg. Sales Price		\$690,472	<b>\$757,262</b>	+ 9.7%	\$674,815	<b>\$720,714</b>	+ 6.8%
Pct. of List Price Received		100.3%	<b>99.8%</b>	- 0.5%	99.5%	<b>99.5%</b>	0.0%
Affordability Index		52	<b>46</b>	- 11.5%	53	<b>47</b>	- 11.3%

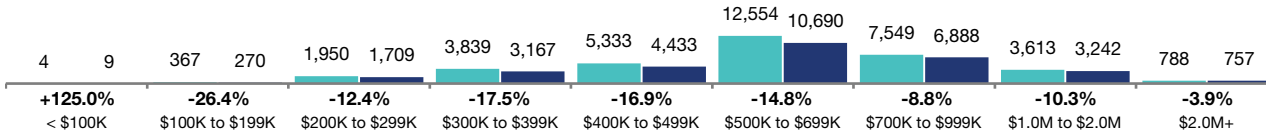
# Sold Listings

Actual sales that have closed in a given month.



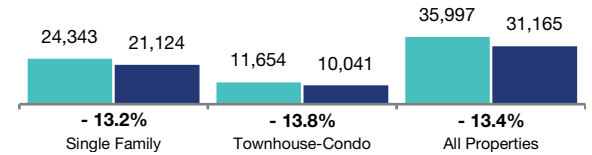
## By Price Range – All Properties – Rolling 12 Months

■ 4-2023 ■ 4-2024



## By Property Type

■ 4-2023 ■ 4-2024



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

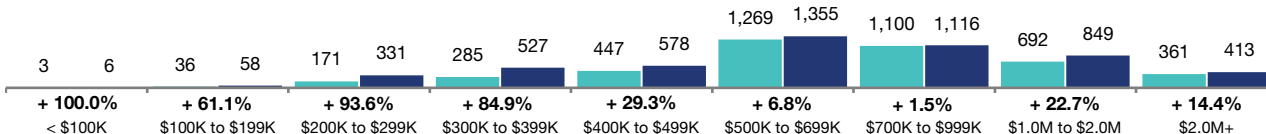
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	2	2	0.0%	2	7	+250.0%	0	0	--	1	2	+100.0%	1	0	-100.0%	2	4	+100.0%
\$100,000 to \$199,999	11	12	+9.1%	356	258	-27.5%	0	1	--	17	24	+41.2%	3	2	-33.3%	92	80	-13.0%
\$200,000 to \$299,999	83	81	-2.4%	1,867	1,628	-12.8%	5	5	0.0%	125	126	+0.8%	26	25	-3.8%	552	470	-14.9%
\$300,000 to \$399,999	629	470	-25.3%	3,210	2,697	-16.0%	37	35	-5.4%	209	224	+7.2%	217	140	-35.5%	883	786	-11.0%
\$400,000 to \$499,999	2,866	2,322	-19.0%	2,467	2,111	-14.4%	214	201	-6.1%	167	181	+8.4%	942	753	-20.1%	648	570	-12.0%
\$500,000 to \$699,999	10,215	8,482	-17.0%	2,339	2,208	-5.6%	789	779	-1.3%	163	191	+17.2%	2,833	2,664	-6.0%	589	614	+4.2%
\$700,000 to \$999,999	6,671	6,169	-7.5%	878	719	-18.1%	561	631	+12.5%	64	60	-6.3%	1,638	1,955	+19.4%	222	199	-10.4%
\$1,000,000 to \$1,999,999	3,142	2,873	-8.6%	471	369	-21.7%	298	320	+7.4%	29	29	0.0%	766	926	+20.9%	119	98	-17.6%
\$2,000,000 and Above	724	713	-1.5%	64	44	-31.3%	59	93	+57.6%	2	3	+50.0%	184	237	+28.8%	9	12	+33.3%
<b>All Price Ranges</b>	<b>24,343</b>	<b>21,124</b>	<b>-13.2%</b>	<b>11,654</b>	<b>10,041</b>	<b>-13.8%</b>	<b>1,963</b>	<b>2,065</b>	<b>+5.2%</b>	<b>777</b>	<b>840</b>	<b>+8.1%</b>	<b>6,610</b>	<b>6,702</b>	<b>+1.4%</b>	<b>3,116</b>	<b>2,833</b>	<b>-9.1%</b>

# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

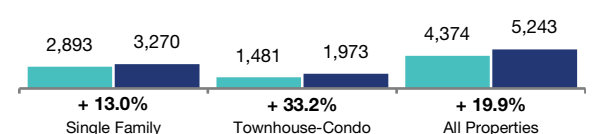
## By Price Range – All Properties

■ 4-2023 ■ 4-2024



## By Property Type

■ 4-2023 ■ 4-2024



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change				
\$99,999 and Below	0	1	--	3	5	+66.7%	1	1	0.0%	6	5	-16.7%				
\$100,000 to \$199,999	1	0	-100.0%	35	58	+65.7%	1	0	-100.0%	56	58	+3.6%				
\$200,000 to \$299,999	11	8	-27.3%	160	323	+101.9%	8	8	0.0%	290	323	+11.4%				
\$300,000 to \$399,999	40	48	+20.0%	245	479	+95.5%	49	48	-2.0%	459	479	+4.4%				
\$400,000 to \$499,999	197	224	+13.7%	250	354	+41.6%	210	224	+6.7%	323	354	+9.6%				
\$500,000 to \$699,999	862	935	+8.5%	407	420	+3.2%	878	935	+6.5%	415	420	+1.2%				
\$700,000 to \$999,999	891	931	+4.5%	209	185	-11.5%	828	931	+12.4%	172	185	+7.6%				
\$1,000,000 to \$1,999,999	555	734	+32.3%	137	115	-16.1%	624	734	+17.6%	95	115	+21.1%				
\$2,000,000 and Above	328	381	+16.2%	33	32	-3.0%	361	381	+5.5%	27	32	+18.5%				
<b>All Price Ranges</b>	<b>2,893</b>	<b>3,270</b>	<b>+13.0%</b>	<b>1,481</b>	<b>1,973</b>	<b>+33.2%</b>	<b>2,968</b>	<b>3,270</b>	<b>+10.2%</b>	<b>1,845</b>	<b>1,973</b>	<b>+6.9%</b>				

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

# Local Market Update for April 2024

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## Arapahoe County

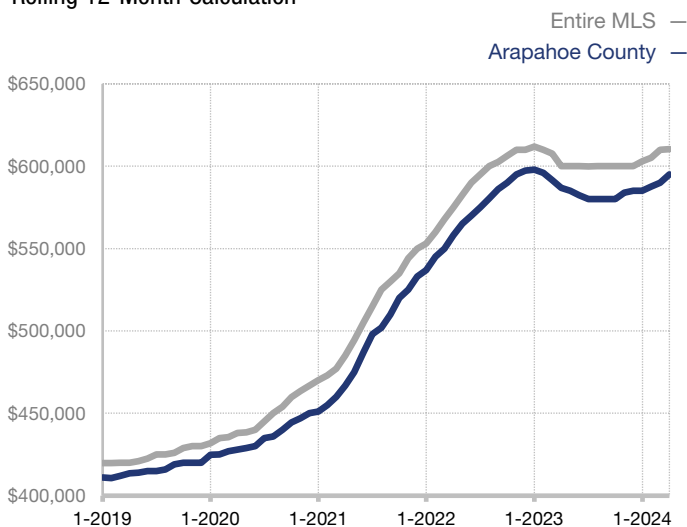
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	686	<b>830</b>	+ 21.0%	--	--	--
Under Contract	575	<b>615</b>	+ 7.0%	2,064	<b>2,096</b>	+ 1.6%
New Listings	615	<b>770</b>	+ 25.2%	2,064	<b>2,412</b>	+ 16.9%
Sold Listings	499	<b>538</b>	+ 7.8%	1,777	<b>1,757</b>	- 1.1%
Days on Market Until Sale	29	<b>24</b>	- 17.2%	41	<b>35</b>	- 14.6%
Median Sales Price*	\$575,000	<b>\$620,000</b>	+ 7.8%	\$562,500	<b>\$595,000</b>	+ 5.8%
Average Sales Price*	\$676,329	<b>\$810,123</b>	+ 19.8%	\$683,671	<b>\$751,626</b>	+ 9.9%
Percent of List Price Received*	100.1%	<b>100.1%</b>	0.0%	99.5%	<b>99.8%</b>	+ 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

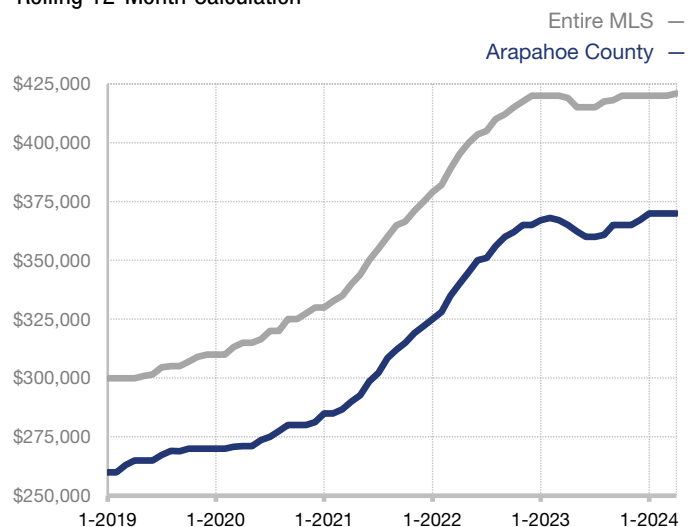
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	290	<b>487</b>	+ 67.9%	--	--	--
Under Contract	325	<b>292</b>	- 10.2%	1,106	<b>995</b>	- 10.0%
New Listings	323	<b>401</b>	+ 24.1%	1,138	<b>1,298</b>	+ 14.1%
Sold Listings	280	<b>233</b>	- 16.8%	904	<b>841</b>	- 7.0%
Days on Market Until Sale	22	<b>27</b>	+ 22.7%	30	<b>37</b>	+ 23.3%
Median Sales Price*	\$361,750	<b>\$370,000</b>	+ 2.3%	\$360,000	<b>\$370,000</b>	+ 2.8%
Average Sales Price*	\$392,424	<b>\$383,088</b>	- 2.4%	\$385,230	<b>\$389,111</b>	+ 1.0%
Percent of List Price Received*	100.3%	<b>99.3%</b>	- 1.0%	99.6%	<b>99.3%</b>	- 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation





# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

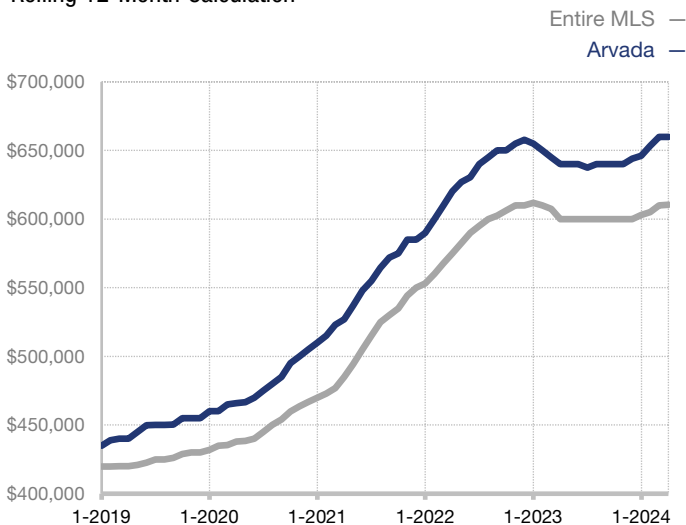
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	181	143	- 21.0%	--	--	--
Under Contract	143	167	+ 16.8%	525	566	+ 7.8%
New Listings	169	195	+ 15.4%	576	620	+ 7.6%
Sold Listings	131	154	+ 17.6%	476	472	- 0.8%
Days on Market Until Sale	21	22	+ 4.8%	34	31	- 8.8%
Median Sales Price*	\$695,000	\$685,500	- 1.4%	\$620,000	\$675,000	+ 8.9%
Average Sales Price*	\$771,609	\$753,821	- 2.3%	\$687,786	\$734,609	+ 6.8%
Percent of List Price Received*	101.1%	100.5%	- 0.6%	99.9%	100.3%	+ 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

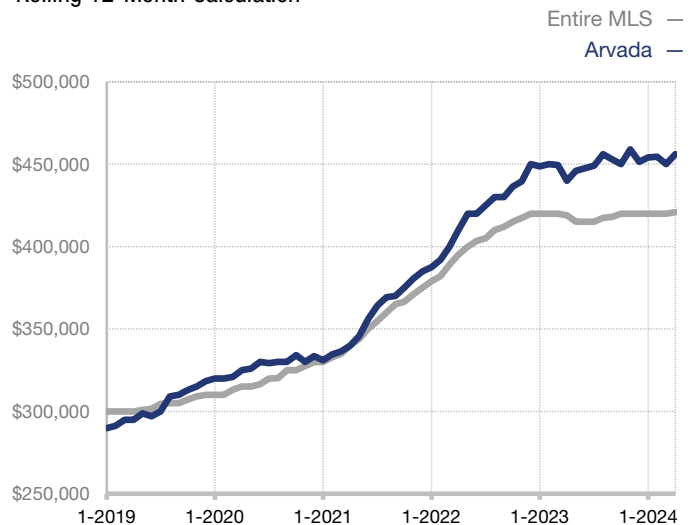
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	94	77	- 18.1%	--	--	--
Under Contract	56	42	- 25.0%	197	148	- 24.9%
New Listings	60	52	- 13.3%	218	187	- 14.2%
Sold Listings	47	41	- 12.8%	147	119	- 19.0%
Days on Market Until Sale	27	25	- 7.4%	38	56	+ 47.4%
Median Sales Price*	\$410,000	\$429,900	+ 4.9%	\$435,000	\$442,500	+ 1.7%
Average Sales Price*	\$452,012	\$444,788	- 1.6%	\$473,702	\$470,481	- 0.7%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	99.7%	99.0%	- 0.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

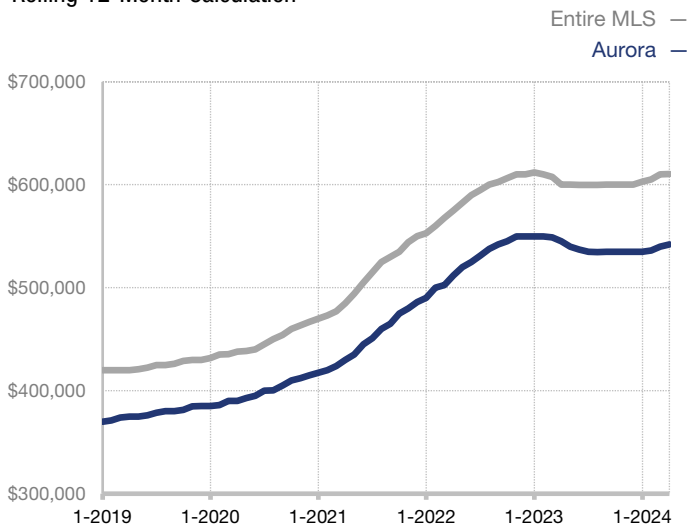
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	552	716	+ 29.7%	--	--	--
Under Contract	386	442	+ 14.5%	1,436	1,440	+ 0.3%
New Listings	428	557	+ 30.1%	1,461	1,745	+ 19.4%
Sold Listings	367	329	- 10.4%	1,271	1,156	- 9.0%
Days on Market Until Sale	33	31	- 6.1%	44	40	- 9.1%
Median Sales Price*	\$535,000	\$555,000	+ 3.7%	\$520,000	\$545,000	+ 4.8%
Average Sales Price*	\$578,191	\$593,042	+ 2.6%	\$557,801	\$580,722	+ 4.1%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	99.5%	99.8%	+ 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

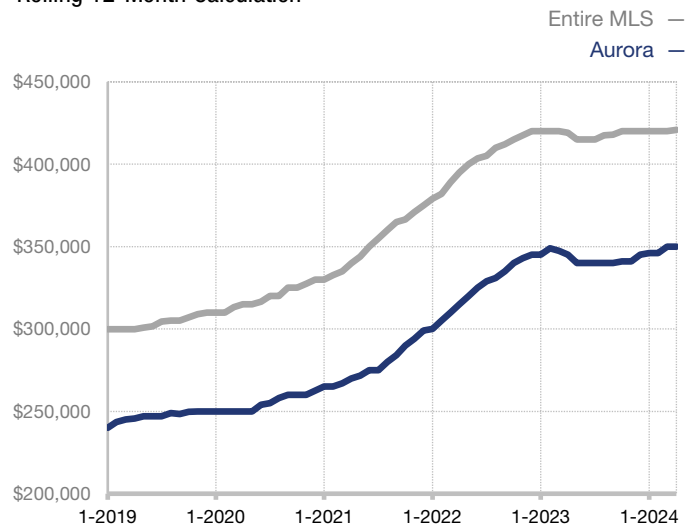
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	243	343	+ 41.2%	--	--	--
Under Contract	232	209	- 9.9%	794	688	- 13.4%
New Listings	240	289	+ 20.4%	815	883	+ 8.3%
Sold Listings	214	170	- 20.6%	661	581	- 12.1%
Days on Market Until Sale	23	33	+ 43.5%	32	40	+ 25.0%
Median Sales Price*	\$340,000	\$353,950	+ 4.1%	\$334,900	\$350,000	+ 4.5%
Average Sales Price*	\$352,089	\$355,703	+ 1.0%	\$342,663	\$353,008	+ 3.0%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	99.8%	99.4%	- 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

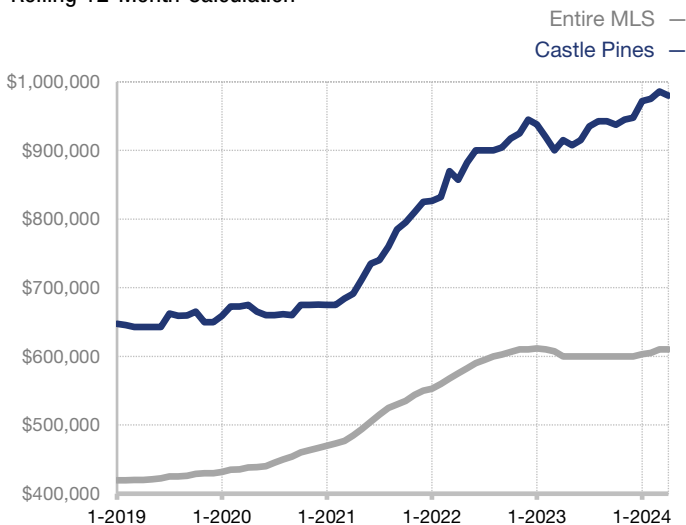
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	44	34	- 22.7%	--	--	--
Under Contract	28	24	- 14.3%	96	83	- 13.5%
New Listings	34	28	- 17.6%	114	92	- 19.3%
Sold Listings	28	20	- 28.6%	78	69	- 11.5%
Days on Market Until Sale	36	42	+ 16.7%	41	57	+ 39.0%
Median Sales Price*	\$1,020,000	\$992,000	- 2.7%	\$907,500	\$1,010,000	+ 11.3%
Average Sales Price*	\$1,126,117	\$1,227,723	+ 9.0%	\$1,044,198	\$1,165,482	+ 11.6%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	98.5%	98.9%	+ 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

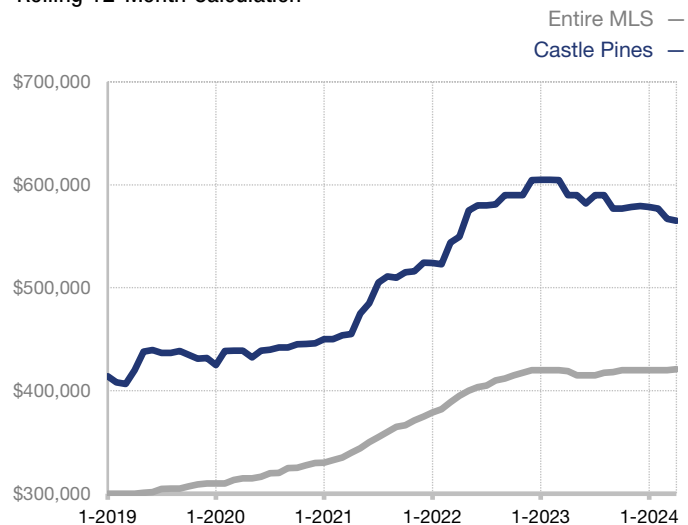
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	10	6	- 40.0%	--	--	--
Under Contract	7	7	0.0%	14	24	+ 71.4%
New Listings	8	6	- 25.0%	20	16	- 20.0%
Sold Listings	1	7	+ 600.0%	8	20	+ 150.0%
Days on Market Until Sale	3	108	+ 3500.0%	62	95	+ 53.2%
Median Sales Price*	\$559,000	\$522,500	- 6.5%	\$602,500	\$557,490	- 7.5%
Average Sales Price*	\$559,000	\$571,664	+ 2.3%	\$602,413	\$578,823	- 3.9%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	98.6%	99.4%	+ 0.8%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Castle Rock

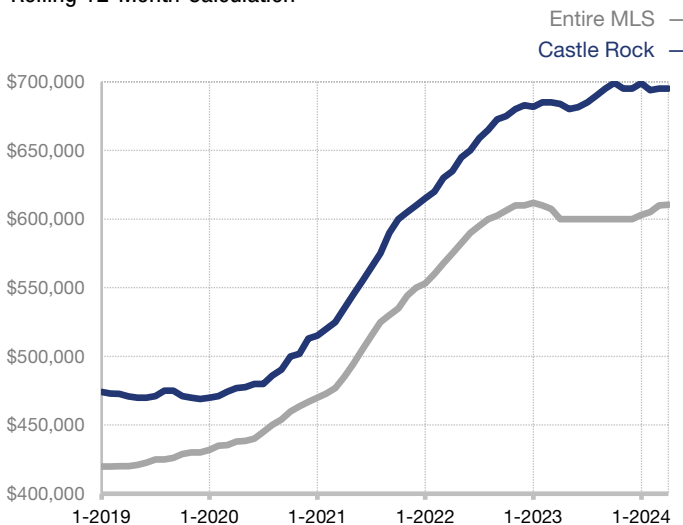
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	240	<b>293</b>	+ 22.1%	--	--	--
Under Contract	142	<b>169</b>	+ 19.0%	503	<b>565</b>	+ 12.3%
New Listings	160	<b>249</b>	+ 55.6%	569	<b>694</b>	+ 22.0%
Sold Listings	117	<b>125</b>	+ 6.8%	429	<b>464</b>	+ 8.2%
Days on Market Until Sale	33	<b>33</b>	0.0%	46	<b>53</b>	+ 15.2%
Median Sales Price*	\$686,000	<b>\$689,995</b>	+ 0.6%	\$675,000	<b>\$685,000</b>	+ 1.5%
Average Sales Price*	\$830,591	<b>\$830,065</b>	- 0.1%	\$832,242	<b>\$804,164</b>	- 3.4%
Percent of List Price Received*	99.5%	<b>99.3%</b>	- 0.2%	99.2%	<b>99.4%</b>	+ 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

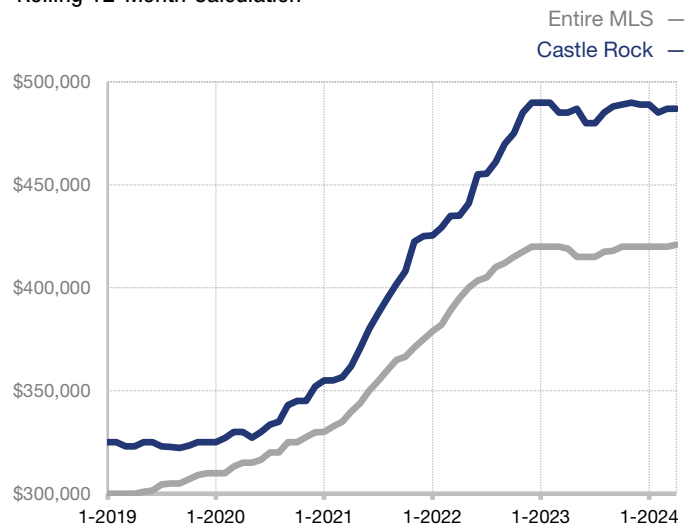
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	30	<b>31</b>	+ 3.3%	--	--	--
Under Contract	24	<b>20</b>	- 16.7%	102	<b>79</b>	- 22.5%
New Listings	22	<b>29</b>	+ 31.8%	95	<b>89</b>	- 6.3%
Sold Listings	36	<b>26</b>	- 27.8%	88	<b>71</b>	- 19.3%
Days on Market Until Sale	35	<b>57</b>	+ 62.9%	41	<b>49</b>	+ 19.5%
Median Sales Price*	\$483,500	<b>\$471,500</b>	- 2.5%	\$483,500	<b>\$469,900</b>	- 2.8%
Average Sales Price*	\$528,608	<b>\$488,108</b>	- 7.7%	\$498,125	<b>\$505,324</b>	+ 1.4%
Percent of List Price Received*	99.3%	<b>99.2%</b>	- 0.1%	99.2%	<b>99.1%</b>	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Centennial

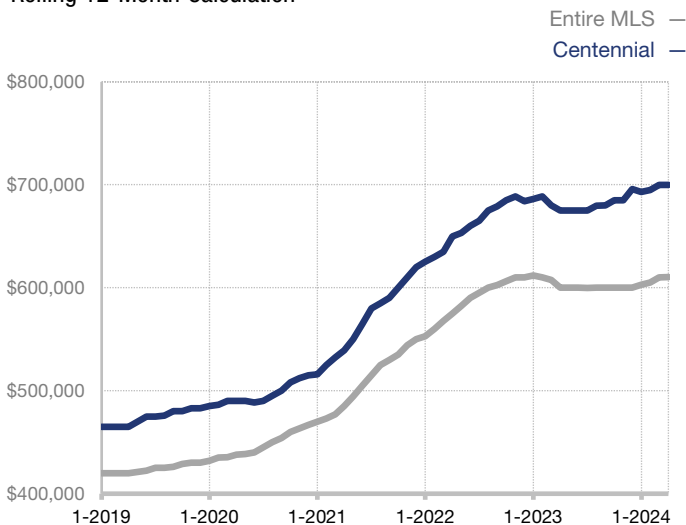
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	92	<b>99</b>	+ 7.6%	--	--	--
Under Contract	109	<b>108</b>	- 0.9%	378	<b>381</b>	+ 0.8%
New Listings	115	<b>134</b>	+ 16.5%	358	<b>414</b>	+ 15.6%
Sold Listings	77	<b>112</b>	+ 45.5%	309	<b>321</b>	+ 3.9%
Days on Market Until Sale	16	<b>22</b>	+ 37.5%	37	<b>29</b>	- 21.6%
Median Sales Price*	\$675,000	<b>\$678,500</b>	+ 0.5%	\$665,000	<b>\$675,000</b>	+ 1.5%
Average Sales Price*	\$763,610	<b>\$756,532</b>	- 0.9%	\$744,345	<b>\$753,093</b>	+ 1.2%
Percent of List Price Received*	100.4%	<b>99.7%</b>	- 0.7%	99.5%	<b>99.9%</b>	+ 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

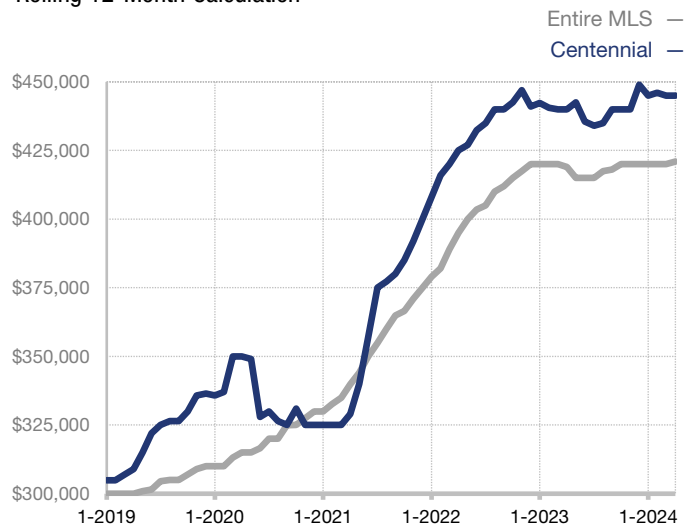
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	18	<b>42</b>	+ 133.3%	--	--	--
Under Contract	40	<b>29</b>	- 27.5%	110	<b>112</b>	+ 1.8%
New Listings	37	<b>36</b>	- 2.7%	109	<b>146</b>	+ 33.9%
Sold Listings	25	<b>22</b>	- 12.0%	81	<b>97</b>	+ 19.8%
Days on Market Until Sale	20	<b>16</b>	- 20.0%	29	<b>22</b>	- 24.1%
Median Sales Price*	\$440,000	<b>\$429,000</b>	- 2.5%	\$450,000	<b>\$420,000</b>	- 6.7%
Average Sales Price*	\$468,676	<b>\$474,227</b>	+ 1.2%	\$452,500	<b>\$455,880</b>	+ 0.7%
Percent of List Price Received*	100.3%	<b>100.4%</b>	+ 0.1%	99.7%	<b>99.8%</b>	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Denver

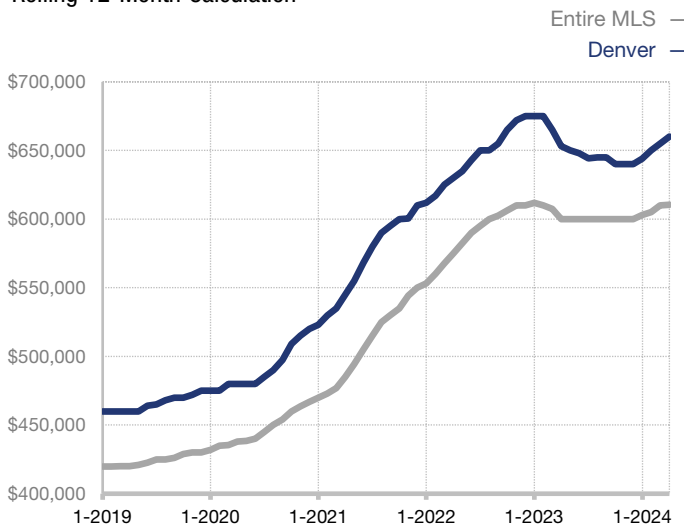
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	813	<b>1,031</b>	+ 26.8%	--	--	--
Under Contract	580	<b>685</b>	+ 18.1%	2,005	<b>2,272</b>	+ 13.3%
New Listings	682	<b>972</b>	+ 42.5%	2,282	<b>2,905</b>	+ 27.3%
Sold Listings	504	<b>597</b>	+ 18.5%	1,725	<b>1,900</b>	+ 10.1%
Days on Market Until Sale	22	<b>24</b>	+ 9.1%	35	<b>34</b>	- 2.9%
Median Sales Price*	\$647,611	<b>\$735,000</b>	+ 13.5%	\$615,000	<b>\$675,000</b>	+ 9.8%
Average Sales Price*	\$832,915	<b>\$928,071</b>	+ 11.4%	\$809,992	<b>\$861,413</b>	+ 6.3%
Percent of List Price Received*	100.8%	<b>100.1%</b>	- 0.7%	99.5%	<b>99.5%</b>	0.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

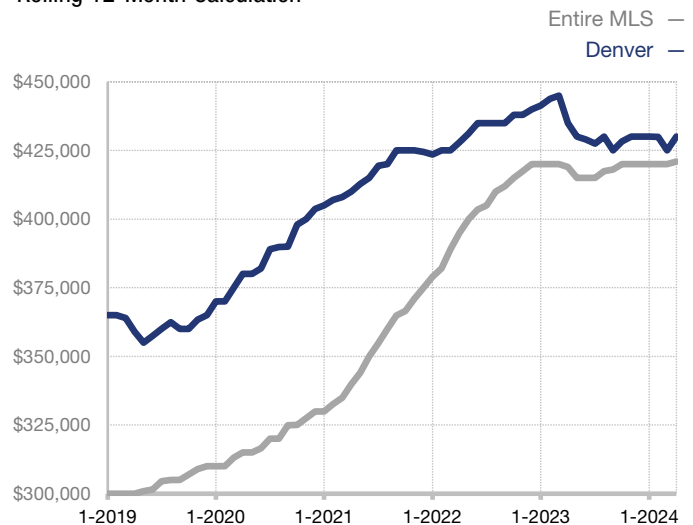
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	838	<b>1,129</b>	+ 34.7%	--	--	--
Under Contract	442	<b>381</b>	- 13.8%	1,506	<b>1,385</b>	- 8.0%
New Listings	542	<b>655</b>	+ 20.8%	1,859	<b>2,140</b>	+ 15.1%
Sold Listings	391	<b>367</b>	- 6.1%	1,286	<b>1,213</b>	- 5.7%
Days on Market Until Sale	27	<b>38</b>	+ 40.7%	36	<b>49</b>	+ 36.1%
Median Sales Price*	\$407,000	<b>\$425,000</b>	+ 4.4%	\$415,000	<b>\$415,000</b>	0.0%
Average Sales Price*	\$513,367	<b>\$530,905</b>	+ 3.4%	\$530,757	<b>\$533,161</b>	+ 0.5%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	99.2%	<b>98.8%</b>	- 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

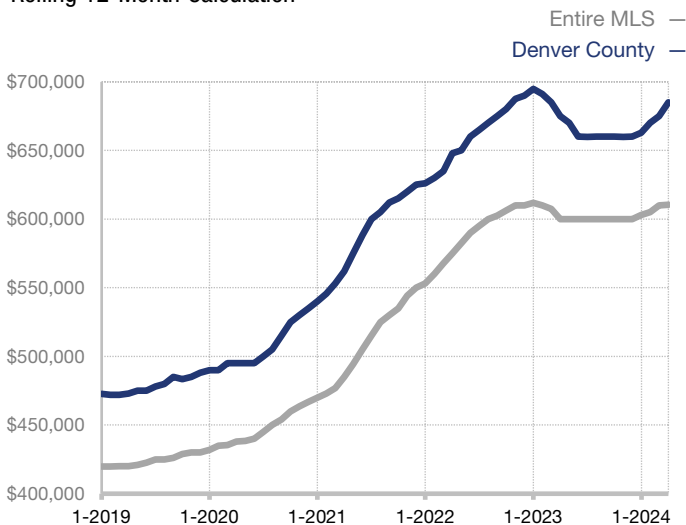
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	756	<b>947</b>	+ 25.3%	--	--	--
Under Contract	537	<b>647</b>	+ 20.5%	1,857	<b>2,082</b>	+ 12.1%
New Listings	633	<b>907</b>	+ 43.3%	2,118	<b>2,683</b>	+ 26.7%
Sold Listings	472	<b>543</b>	+ 15.0%	1,602	<b>1,725</b>	+ 7.7%
Days on Market Until Sale	22	<b>24</b>	+ 9.1%	34	<b>34</b>	0.0%
Median Sales Price*	\$661,250	<b>\$775,000</b>	+ 17.2%	\$630,000	<b>\$699,900</b>	+ 11.1%
Average Sales Price*	\$854,787	<b>\$962,241</b>	+ 12.6%	\$832,043	<b>\$889,377</b>	+ 6.9%
Percent of List Price Received*	100.8%	<b>100.1%</b>	- 0.7%	99.5%	<b>99.6%</b>	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

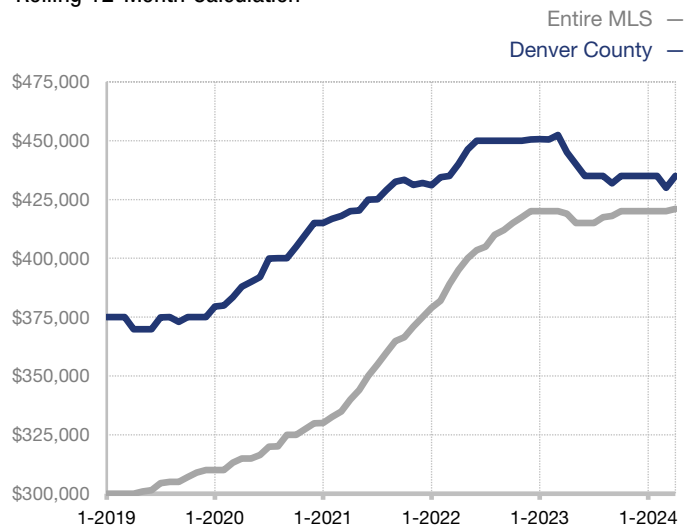
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	793	<b>1,060</b>	+ 33.7%	--	--	--
Under Contract	426	<b>357</b>	- 16.2%	1,430	<b>1,291</b>	- 9.7%
New Listings	517	<b>606</b>	+ 17.2%	1,759	<b>2,004</b>	+ 13.9%
Sold Listings	375	<b>340</b>	- 9.3%	1,228	<b>1,135</b>	- 7.6%
Days on Market Until Sale	28	<b>39</b>	+ 39.3%	36	<b>49</b>	+ 36.1%
Median Sales Price*	\$407,500	<b>\$443,500</b>	+ 8.8%	\$420,000	<b>\$425,000</b>	+ 1.2%
Average Sales Price*	\$518,057	<b>\$542,725</b>	+ 4.8%	\$537,617	<b>\$545,060</b>	+ 1.4%
Percent of List Price Received*	99.8%	<b>99.0%</b>	- 0.8%	99.2%	<b>98.9%</b>	- 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

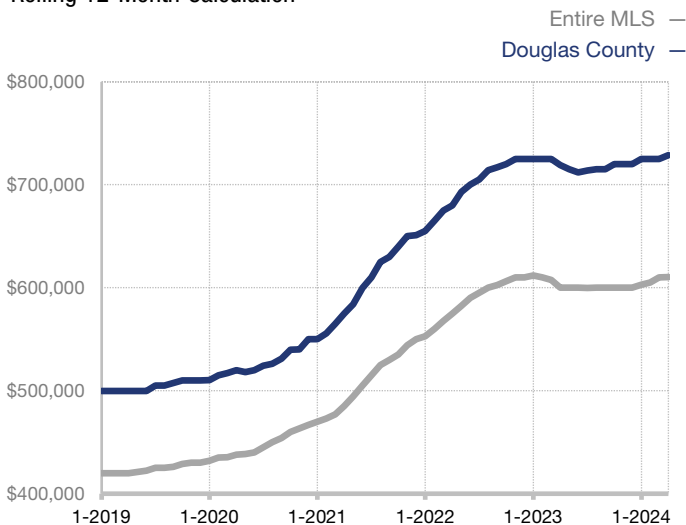
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	782	915	+ 17.0%	--	--	--
Under Contract	549	601	+ 9.5%	1,880	1,932	+ 2.8%
New Listings	593	800	+ 34.9%	2,012	2,360	+ 17.3%
Sold Listings	474	473	- 0.2%	1,577	1,611	+ 2.2%
Days on Market Until Sale	38	33	- 13.2%	47	47	0.0%
Median Sales Price*	\$712,500	\$750,000	+ 5.3%	\$700,000	\$725,000	+ 3.6%
Average Sales Price*	\$847,036	\$905,714	+ 6.9%	\$826,102	\$860,880	+ 4.2%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.1%	99.2%	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

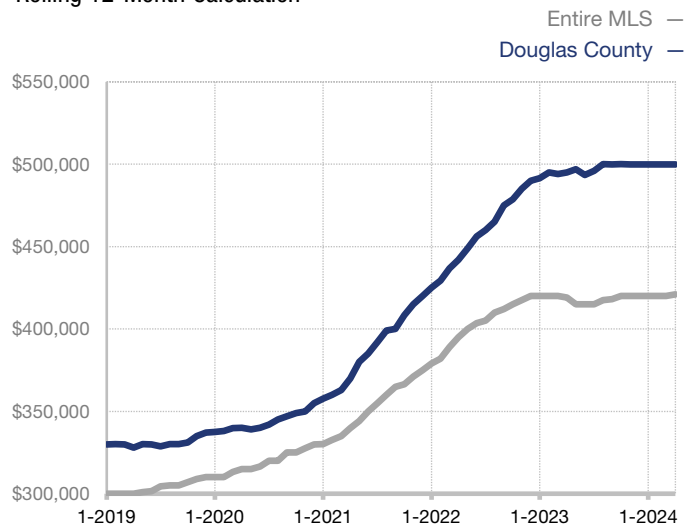
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	135	140	+ 3.7%	--	--	--
Under Contract	105	86	- 18.1%	393	324	- 17.6%
New Listings	93	123	+ 32.3%	397	381	- 4.0%
Sold Listings	105	94	- 10.5%	350	307	- 12.3%
Days on Market Until Sale	36	44	+ 22.2%	46	48	+ 4.3%
Median Sales Price*	\$506,720	\$499,970	- 1.3%	\$494,700	\$500,000	+ 1.1%
Average Sales Price*	\$516,245	\$508,438	- 1.5%	\$501,678	\$509,374	+ 1.5%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.1%	99.1%	0.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation





# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

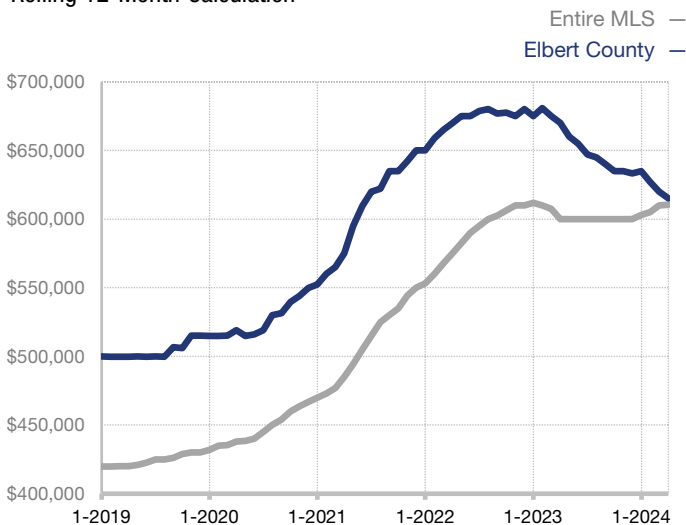
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	147	134	- 8.8%	--	--	--
Under Contract	45	66	+ 46.7%	187	211	+ 12.8%
New Listings	67	93	+ 38.8%	222	256	+ 15.3%
Sold Listings	46	49	+ 6.5%	156	175	+ 12.2%
Days on Market Until Sale	78	47	- 39.7%	77	52	- 32.5%
Median Sales Price*	\$665,500	\$615,000	- 7.6%	\$649,782	\$590,000	- 9.2%
Average Sales Price*	\$733,929	\$651,764	- 11.2%	\$754,791	\$660,135	- 12.5%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.6%	98.7%	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

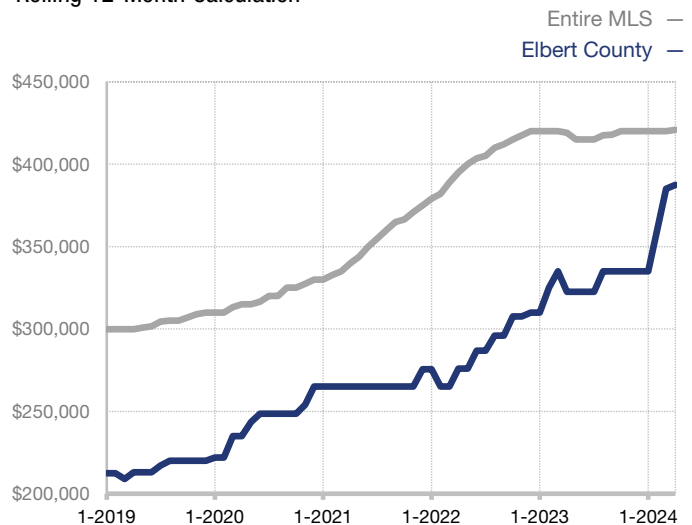
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	1	--	1	2	+ 100.0%
Days on Market Until Sale	0	108	--	6	91	+ 1416.7%
Median Sales Price*	\$0	\$390,000	--	\$335,000	\$387,500	+ 15.7%
Average Sales Price*	\$0	\$390,000	--	\$335,000	\$387,500	+ 15.7%
Percent of List Price Received*	0.0%	98.9%	--	98.6%	98.8%	+ 0.2%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

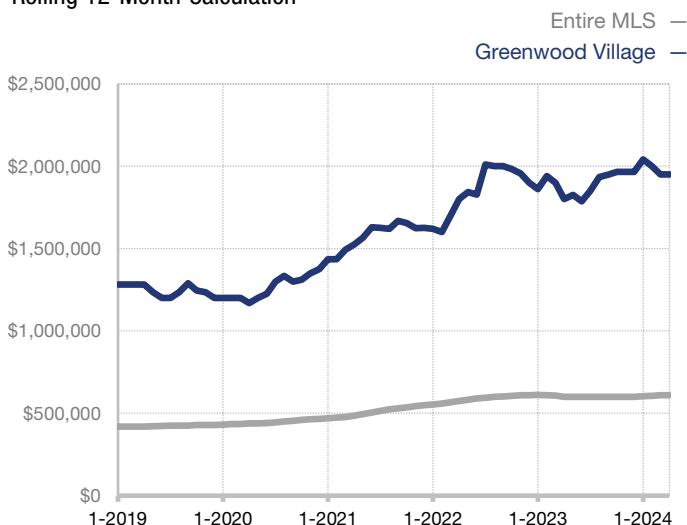
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	19	13	- 31.6%	--	--	--
Under Contract	15	11	- 26.7%	31	43	+ 38.7%
New Listings	12	12	0.0%	42	46	+ 9.5%
Sold Listings	6	14	+ 133.3%	25	37	+ 48.0%
Days on Market Until Sale	64	29	- 54.7%	38	27	- 28.9%
Median Sales Price*	\$1,777,500	<b>\$1,700,000</b>	- 4.4%	\$1,800,000	<b>\$1,700,000</b>	- 5.6%
Average Sales Price*	\$2,170,500	<b>\$1,996,071</b>	- 8.0%	\$1,905,720	<b>\$2,022,797</b>	+ 6.1%
Percent of List Price Received*	101.7%	<b>95.9%</b>	- 5.7%	100.8%	<b>97.1%</b>	- 3.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

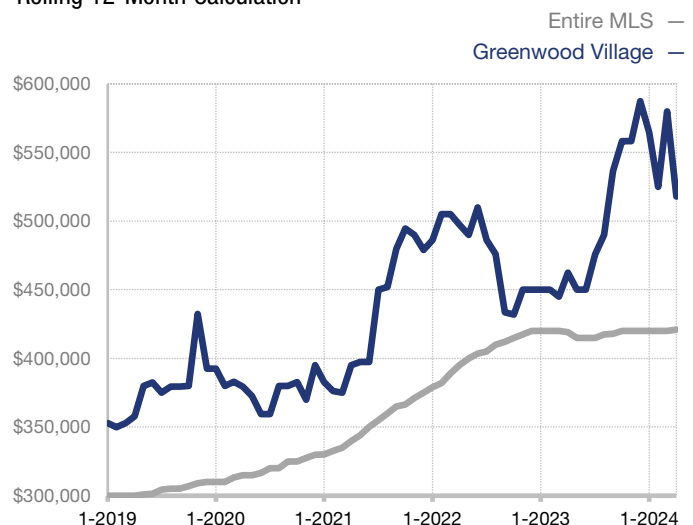
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	3	12	+ 300.0%	--	--	--
Under Contract	4	7	+ 75.0%	19	21	+ 10.5%
New Listings	2	7	+ 250.0%	18	31	+ 72.2%
Sold Listings	5	2	- 60.0%	17	16	- 5.9%
Days on Market Until Sale	5	11	+ 120.0%	26	54	+ 107.7%
Median Sales Price*	\$730,000	<b>\$402,500</b>	- 44.9%	\$633,000	<b>\$430,000</b>	- 32.1%
Average Sales Price*	\$915,050	<b>\$402,500</b>	- 56.0%	\$810,514	<b>\$704,937</b>	- 13.0%
Percent of List Price Received*	98.8%	<b>97.6%</b>	- 1.2%	98.7%	<b>98.6%</b>	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

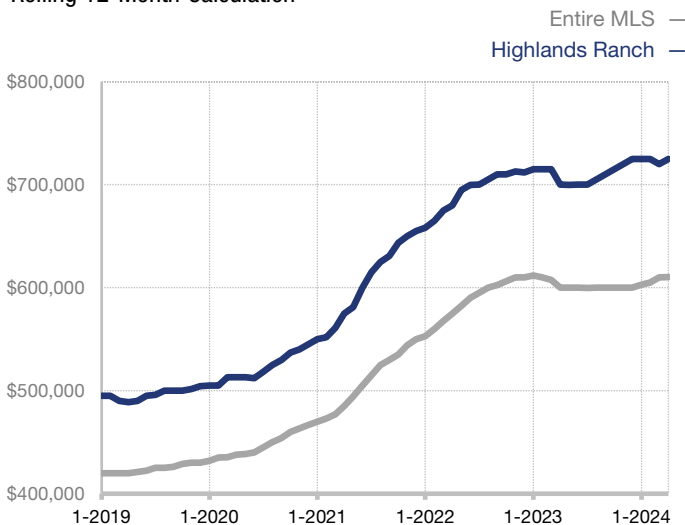
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	74	88	+ 18.9%	--	--	--
Under Contract	114	127	+ 11.4%	340	346	+ 1.8%
New Listings	131	152	+ 16.0%	347	408	+ 17.6%
Sold Listings	87	88	+ 1.1%	280	282	+ 0.7%
Days on Market Until Sale	24	9	- 62.5%	34	24	- 29.4%
Median Sales Price*	\$699,000	\$750,000	+ 7.3%	\$700,000	\$705,000	+ 0.7%
Average Sales Price*	\$847,860	\$934,326	+ 10.2%	\$831,021	\$840,548	+ 1.1%
Percent of List Price Received*	100.7%	100.9%	+ 0.2%	99.9%	100.1%	+ 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

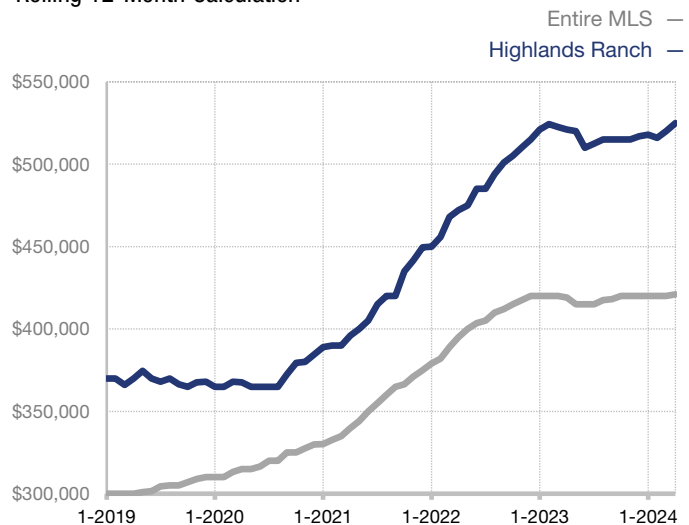
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	17	26	+ 52.9%	--	--	--
Under Contract	26	24	- 7.7%	90	71	- 21.1%
New Listings	21	33	+ 57.1%	87	89	+ 2.3%
Sold Listings	21	18	- 14.3%	76	65	- 14.5%
Days on Market Until Sale	31	24	- 22.6%	33	34	+ 3.0%
Median Sales Price*	\$525,000	\$597,000	+ 13.7%	\$515,500	\$535,000	+ 3.8%
Average Sales Price*	\$555,185	\$570,006	+ 2.7%	\$544,294	\$550,261	+ 1.1%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.2%	99.1%	- 0.1%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

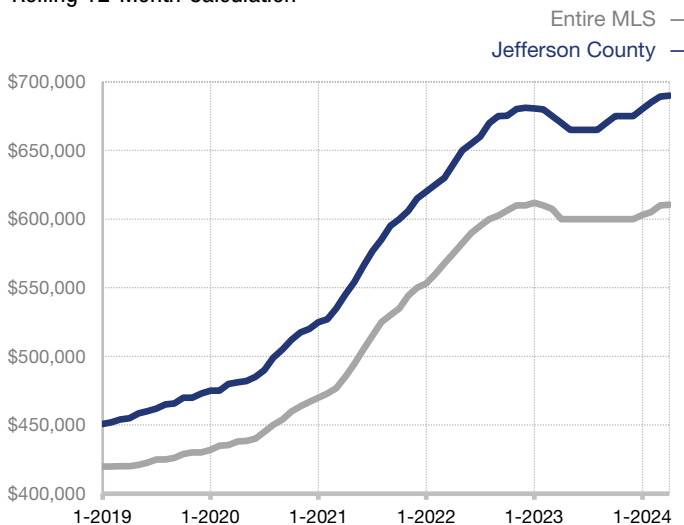
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	668	578	- 13.5%	--	--	--
Under Contract	571	634	+ 11.0%	1,892	1,930	+ 2.0%
New Listings	634	770	+ 21.5%	2,042	2,176	+ 6.6%
Sold Listings	517	511	- 1.2%	1,653	1,609	- 2.7%
Days on Market Until Sale	22	21	- 4.5%	35	33	- 5.7%
Median Sales Price*	\$685,000	\$702,000	+ 2.5%	\$650,000	\$699,900	+ 7.7%
Average Sales Price*	\$823,474	\$811,573	- 1.4%	\$755,831	\$799,150	+ 5.7%
Percent of List Price Received*	101.3%	100.6%	- 0.7%	100.1%	100.0%	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

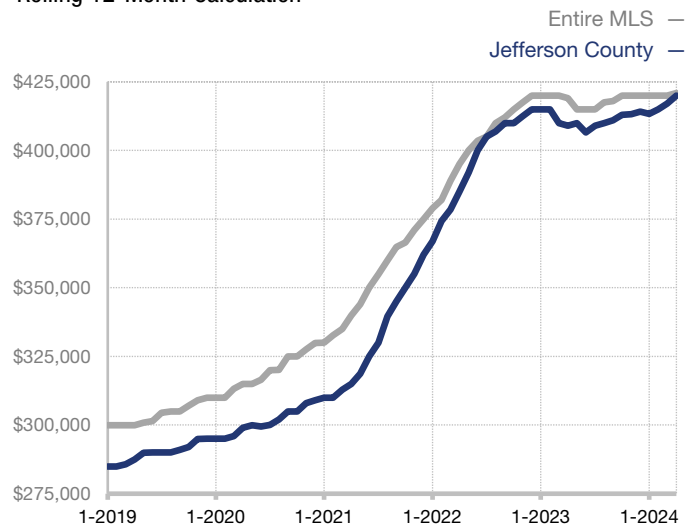
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	262	286	+ 9.2%	--	--	--
Under Contract	211	203	- 3.8%	766	665	- 13.2%
New Listings	232	258	+ 11.2%	819	828	+ 1.1%
Sold Listings	193	173	- 10.4%	634	550	- 13.2%
Days on Market Until Sale	19	31	+ 63.2%	32	43	+ 34.4%
Median Sales Price*	\$406,040	\$419,000	+ 3.2%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$445,723	\$443,973	- 0.4%	\$439,107	\$440,463	+ 0.3%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	99.8%	99.5%	- 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

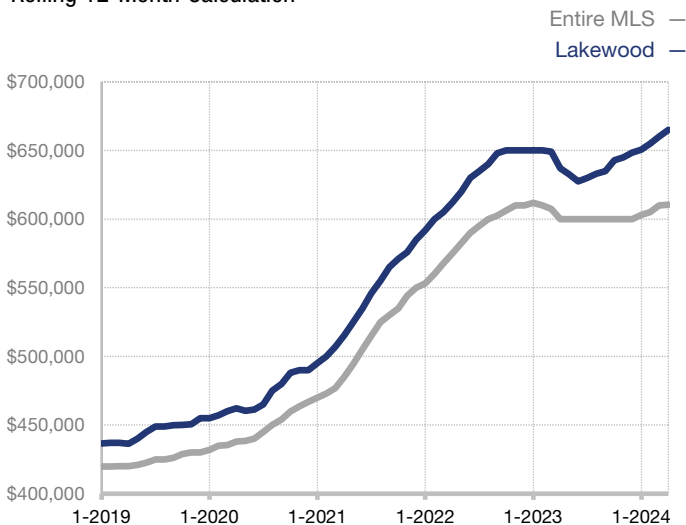
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	93	88	- 5.4%	--	--	--
Under Contract	133	133	0.0%	416	375	- 9.9%
New Listings	131	143	+ 9.2%	413	417	+ 1.0%
Sold Listings	117	108	- 7.7%	374	324	- 13.4%
Days on Market Until Sale	18	16	- 11.1%	34	27	- 20.6%
Median Sales Price*	\$622,000	\$654,700	+ 5.3%	\$620,500	\$667,500	+ 7.6%
Average Sales Price*	\$683,370	\$701,811	+ 2.7%	\$684,886	\$726,473	+ 6.1%
Percent of List Price Received*	102.4%	101.6%	- 0.8%	100.7%	100.6%	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

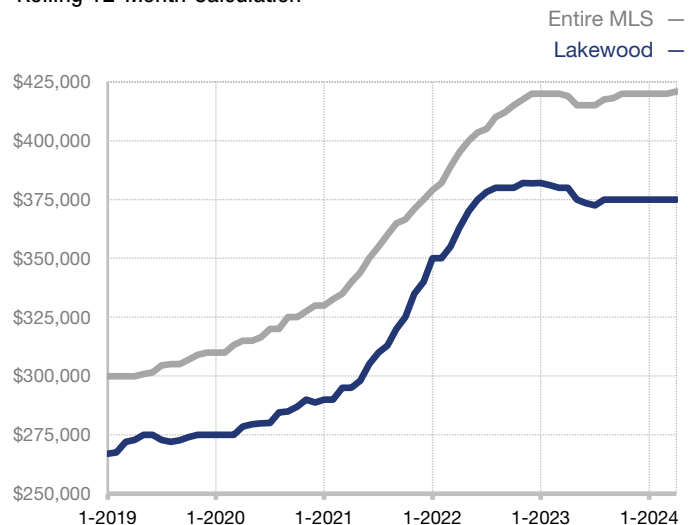
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	80	106	+ 32.5%	--	--	--
Under Contract	83	86	+ 3.6%	290	253	- 12.8%
New Listings	87	105	+ 20.7%	301	324	+ 7.6%
Sold Listings	64	69	+ 7.8%	246	198	- 19.5%
Days on Market Until Sale	14	38	+ 171.4%	27	44	+ 63.0%
Median Sales Price*	\$377,500	\$390,000	+ 3.3%	\$371,750	\$376,500	+ 1.3%
Average Sales Price*	\$393,951	\$397,689	+ 0.9%	\$379,653	\$391,380	+ 3.1%
Percent of List Price Received*	100.6%	99.6%	- 1.0%	99.9%	99.4%	- 0.5%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

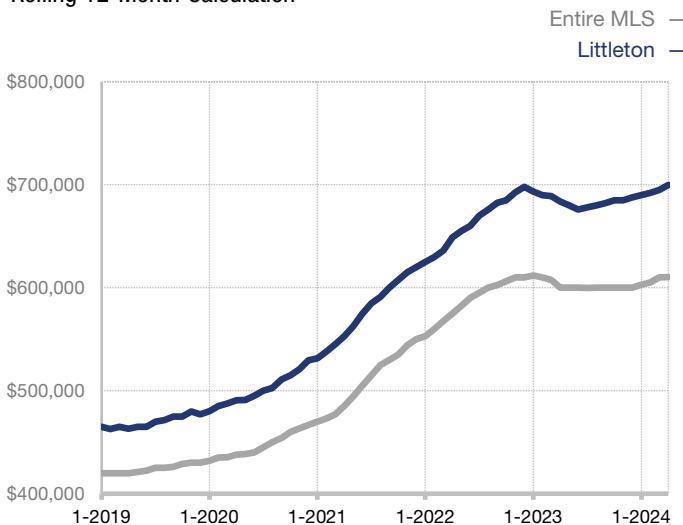
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	247	266	+ 7.7%	--	--	--
Under Contract	208	204	- 1.9%	697	694	- 0.4%
New Listings	236	282	+ 19.5%	736	832	+ 13.0%
Sold Listings	211	187	- 11.4%	578	621	+ 7.4%
Days on Market Until Sale	37	25	- 32.4%	42	37	- 11.9%
Median Sales Price*	\$680,000	\$744,900	+ 9.5%	\$672,400	\$710,000	+ 5.6%
Average Sales Price*	\$820,592	\$884,952	+ 7.8%	\$784,489	\$840,201	+ 7.1%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.8%	99.7%	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

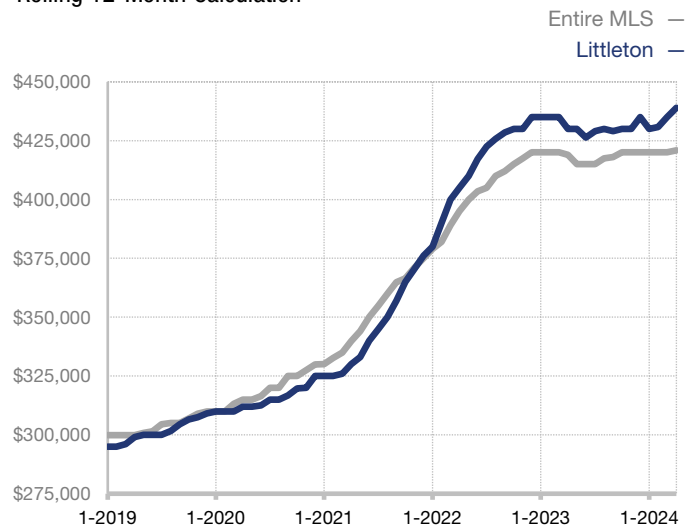
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	73	97	+ 32.9%	--	--	--
Under Contract	76	78	+ 2.6%	279	265	- 5.0%
New Listings	74	94	+ 27.0%	278	301	+ 8.3%
Sold Listings	70	64	- 8.6%	232	228	- 1.7%
Days on Market Until Sale	24	26	+ 8.3%	40	36	- 10.0%
Median Sales Price*	\$409,020	\$479,400	+ 17.2%	\$425,000	\$437,500	+ 2.9%
Average Sales Price*	\$455,955	\$481,700	+ 5.6%	\$453,282	\$451,170	- 0.5%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.4%	99.6%	+ 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Lone Tree

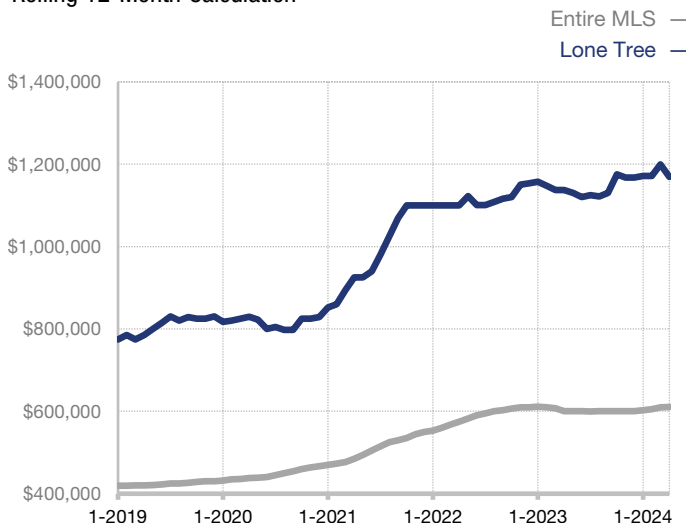
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	15	19	+ 26.7%	--	--	--
Under Contract	12	16	+ 33.3%	33	52	+ 57.6%
New Listings	15	24	+ 60.0%	38	60	+ 57.9%
Sold Listings	9	16	+ 77.8%	29	38	+ 31.0%
Days on Market Until Sale	9	34	+ 277.8%	61	42	- 31.1%
Median Sales Price*	\$1,200,000	\$1,057,750	- 11.9%	\$1,185,000	\$1,250,000	+ 5.5%
Average Sales Price*	\$1,264,889	\$1,205,703	- 4.7%	\$1,199,122	\$1,254,543	+ 4.6%
Percent of List Price Received*	98.8%	98.8%	0.0%	97.4%	98.7%	+ 1.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

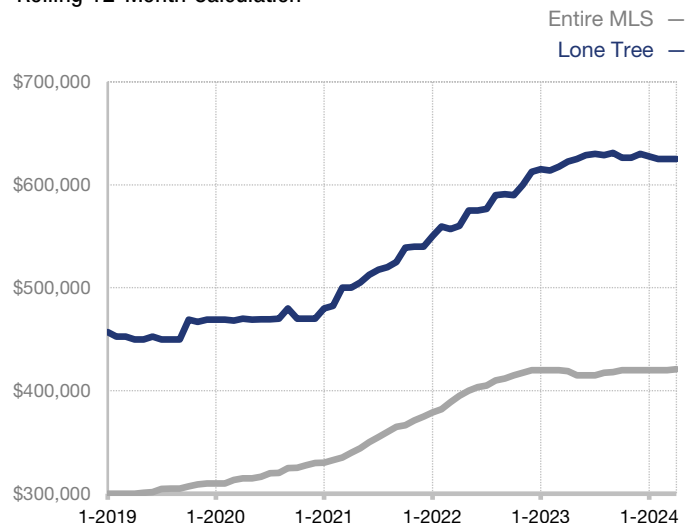
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	2	12	+ 500.0%	--	--	--
Under Contract	5	2	- 60.0%	19	15	- 21.1%
New Listings	4	8	+ 100.0%	16	32	+ 100.0%
Sold Listings	4	6	+ 50.0%	15	17	+ 13.3%
Days on Market Until Sale	22	10	- 54.5%	42	26	- 38.1%
Median Sales Price*	\$676,000	\$636,500	- 5.8%	\$640,000	\$624,000	- 2.5%
Average Sales Price*	\$624,250	\$648,500	+ 3.9%	\$633,483	\$607,971	- 4.0%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.1%	99.4%	+ 0.3%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Morrison

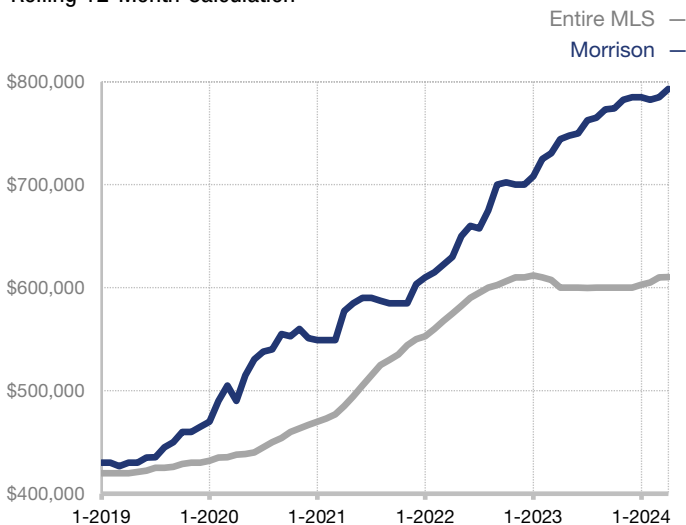
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	33	43	+ 30.3%	--	--	--
Under Contract	21	37	+ 76.2%	90	117	+ 30.0%
New Listings	20	48	+ 140.0%	87	127	+ 46.0%
Sold Listings	24	33	+ 37.5%	74	96	+ 29.7%
Days on Market Until Sale	38	29	- 23.7%	41	42	+ 2.4%
Median Sales Price*	\$760,000	\$850,000	+ 11.8%	\$750,000	\$790,550	+ 5.4%
Average Sales Price*	\$1,159,963	\$917,100	- 20.9%	\$898,869	\$921,636	+ 2.5%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.3%	98.7%	- 0.6%

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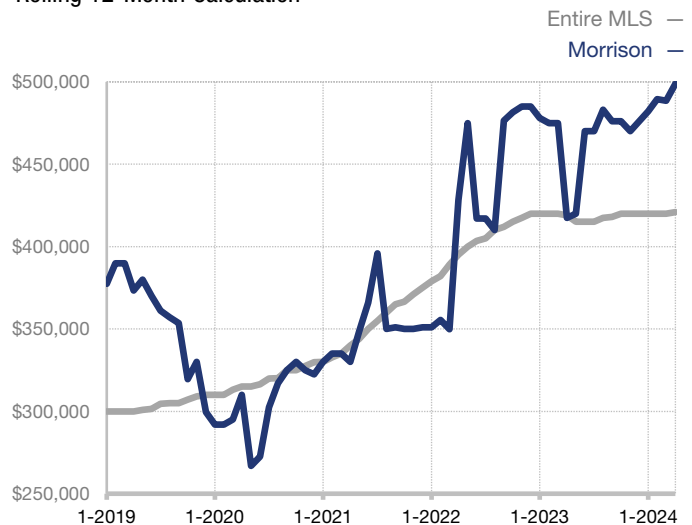
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	6	3	- 50.0%
New Listings	1	1	0.0%	7	2	- 71.4%
Sold Listings	2	0	- 100.0%	8	4	- 50.0%
Days on Market Until Sale	6	0	- 100.0%	10	34	+ 240.0%
Median Sales Price*	\$377,500	\$0	- 100.0%	\$375,750	\$453,500	+ 20.7%
Average Sales Price*	\$377,500	\$0	- 100.0%	\$381,938	\$563,000	+ 47.4%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.2%	98.0%	- 2.2%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation





# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

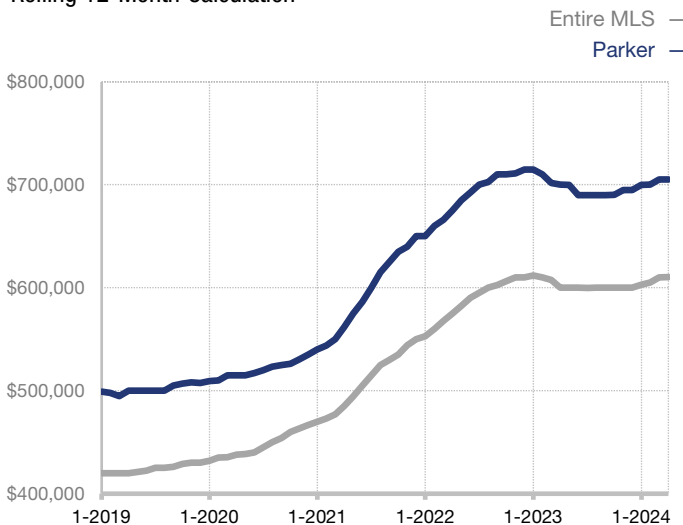
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	224	257	+ 14.7%	--	--	--
Under Contract	169	179	+ 5.9%	599	576	- 3.8%
New Listings	157	222	+ 41.4%	609	689	+ 13.1%
Sold Listings	142	146	+ 2.8%	510	486	- 4.7%
Days on Market Until Sale	31	33	+ 6.5%	47	43	- 8.5%
Median Sales Price*	\$710,000	\$722,285	+ 1.7%	\$684,500	\$712,500	+ 4.1%
Average Sales Price*	\$754,684	\$829,507	+ 9.9%	\$737,751	\$809,422	+ 9.7%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	98.9%	99.1%	+ 0.2%

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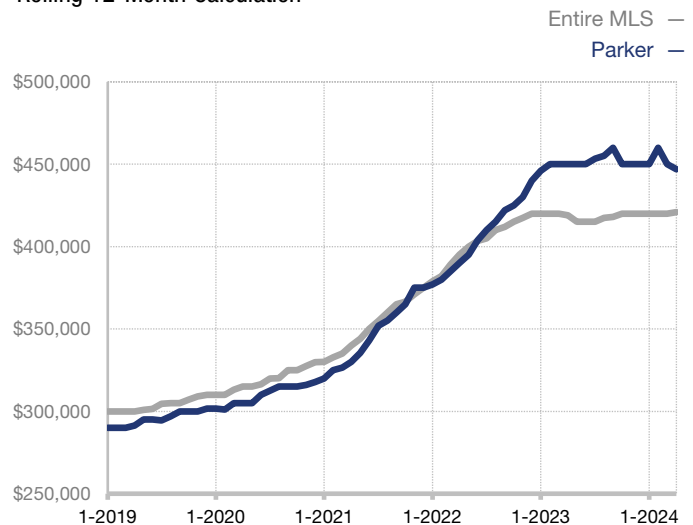
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	61	51	- 16.4%	--	--	--
Under Contract	33	24	- 27.3%	130	102	- 21.5%
New Listings	31	38	+ 22.6%	146	120	- 17.8%
Sold Listings	35	28	- 20.0%	127	107	- 15.7%
Days on Market Until Sale	41	31	- 24.4%	46	47	+ 2.2%
Median Sales Price*	\$459,990	\$411,495	- 10.5%	\$450,000	\$430,052	- 4.4%
Average Sales Price*	\$457,320	\$416,071	- 9.0%	\$459,632	\$447,803	- 2.6%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.0%	98.8%	- 0.2%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Sheridan

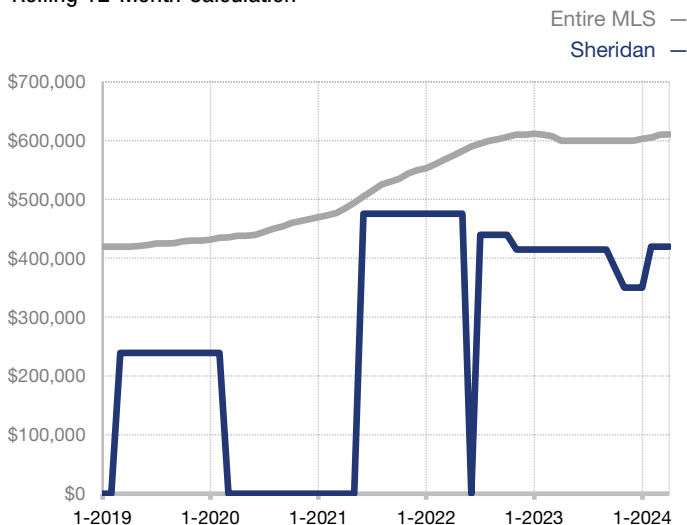
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	0	1	--
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	30	--
Median Sales Price*	\$0	\$0	--	\$0	\$490,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$490,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	99.0%	--

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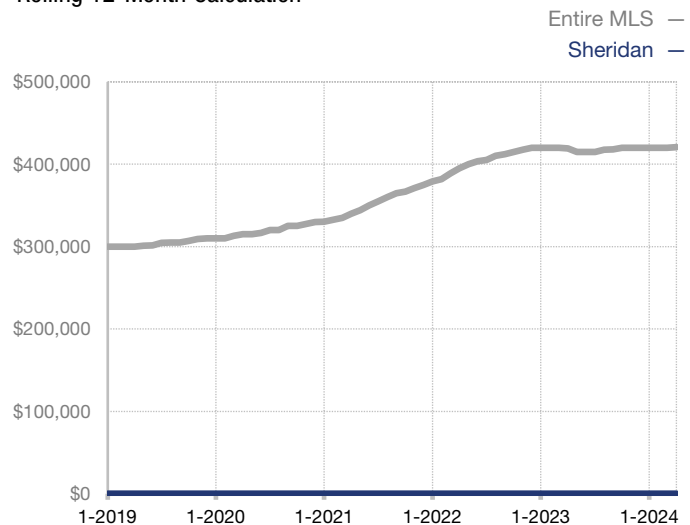
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation



# Local Market Update for April 2024

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## Wheat Ridge

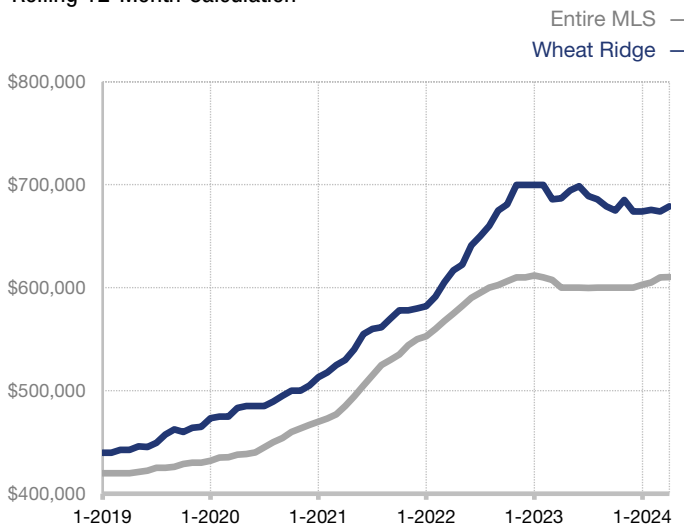
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	38	28	- 26.3%	--	--	--
Under Contract	37	35	- 5.4%	106	105	- 0.9%
New Listings	36	38	+ 5.6%	117	122	+ 4.3%
Sold Listings	30	27	- 10.0%	90	83	- 7.8%
Days on Market Until Sale	34	15	- 55.9%	41	39	- 4.9%
Median Sales Price*	\$694,000	\$767,000	+ 10.5%	\$636,000	\$640,000	+ 0.6%
Average Sales Price*	\$764,446	\$821,638	+ 7.5%	\$674,473	\$724,301	+ 7.4%
Percent of List Price Received*	101.5%	101.2%	- 0.3%	99.9%	100.1%	+ 0.2%

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Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	13	19	+ 46.2%	--	--	--
Under Contract	11	8	- 27.3%	36	31	- 13.9%
New Listings	15	13	- 13.3%	45	41	- 8.9%
Sold Listings	15	8	- 46.7%	30	31	+ 3.3%
Days on Market Until Sale	18	62	+ 244.4%	29	49	+ 69.0%
Median Sales Price*	\$420,000	\$536,498	+ 27.7%	\$413,000	\$514,500	+ 24.6%
Average Sales Price*	\$495,751	\$488,874	- 1.4%	\$462,689	\$445,599	- 3.7%
Percent of List Price Received*	99.6%	97.5%	- 2.1%	99.6%	99.3%	- 0.3%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

